

City of San Antonio



Minutes
Planning Commission
Development and Business Services
Center
1901 S. Alamo

Wednesday, May 24, 2023

2:00 PM

1901 S. Alamo

At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

It is the intent of the City that the presiding officer will be in attendance at this location

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Work Session – 1:30 P.M. - Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

2:00 PM – Call to Order

SeproTec translator were present.

Roll Call – Present: Garcia, Dessouky, Lopez, Schindler, Milam, Siegel, Proffitt, Councilman Courage

Absent: Peck, Faulkner

Chair Proffitt stated all cases will be considered on the Consent Agenda excluding the following cases:

Item #15 PA-2022-11600079 – Individual Consideration
Item #16 PA-2022-11600120 – Requests Continuance
Item #17 PA-2023-11600011 – Requests Continuance

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Consent Hearing

Plats

Item #1

21-11800237: Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group INC, for approval to subdivide a tract of land to establish Stolte Ranch Unit 7 Subdivision, generally located southwest of the intersection of Wiseman Bulverde and Talley Road. Staff Recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #2

21-11800293: Request by Blake E. Harrington, Starlight Homes Texas, LLC., for approval to subdivide a tract of land to establish Liberte Ventura, Unit 10, generally located southwest of the intersection of FM 1516 and Walzem Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #3

21-11800294: Request by Marcus Moreno, Scott Felder Homes LLC, for approval to replat and subdivide a tract of land to establish Crown Ridge Manor (PUD) Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Camp Bullis Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #4

21-11800444: Request by Charles Handley, Baptist Medical Center, for approval to subdivide a tract of land to establish Tenet Westover Hills Subdivision, generally located southwest of the intersection of Loop 1604 and Wiseman Boulevard. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #5

21-11800472: Request by Travis Jones, The Carbon Companies, for approval to replat and subdivide a tract of land to establish Ellison Multifamily Subdivision, generally located southeast of the intersection of N Ellison Drive and Wiseman Road. Staff Recommends Approval. (Clayton Wallace, Senior Planner, 210-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #6

21-11800547: Request by Johnny Stevens, San Antonio Land Fund I, for approval to subdivide a tract of land to establish Big Country Unit 18 Phase II, generally located northeast of the intersection of East Loop 1604 and Marbach Road. Staff Recommends Approval. (Tiffany Turney, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #7

21-11800553: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Greensfield Subdivision, generally located south of the intersection of Loop 410 and Southton Road. Staff Recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #8

22-11800064: Request by Jason Townsley, KB Home Lonestar INC, for approval to subdivide a tract of land to establish TMM Somerset, Unit 2, generally located northeast of the intersection of Fischer Road and Somerset Road. Staff Recommends Approval.(Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #9

22-11800285: Request by David M. Harrison, DI San Antonio Development LP., for approval to replat and subdivide a tract of land to establish Cornerstone Commerce Center, generally located northeast of the intersection of Northeast Loop 410 and Interstate 10 East. Staff Recommends Approval. (Tiffany Turney, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #10

22-11800352: Request by Shad Schmid, Kingfish Development, LLC, for approval to subdivide a tract of land to establish Verdin Subdivision Unit 2, generally located northwest of the intersection of SH-16 South and Noyes Road. Staff Recommends Approval. (Tiffany Turney, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

Item #11

22-11800364: Request by Rudy Muñoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 8, generally located southwest of the intersection of Fischer Road and Somerset Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #12

22-11800376: Request by Patrick J. Perron, P Cubed Properties Number Three, LLC., for approval to replat and subdivide a tract of land to establish Tupelo Heights Replat, generally located northwest of the intersection of Interstate 10 and Callaghan Road. Staff Recommends Approval. (Tiffany Turney, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Variances

Item #13

FPV#23-003: Request by Sandra Martinez, homeowner for 430 Moana Dr, for approval of an AEVR/floodplain variance to Appendix F, Section 35-F125 (a)(2), which prohibits new habitable structures in the FEMA 100-year floodplain. Improvements are associated with permit # APP-22-35504333. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Item #14

TPV 23-146: Requested by Richard W. Hendrix, P.E., with MBC Engineers for a variance to remove trees more than the 80% significant tree preservation requirement within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance for P. Terry's Broadway, generally located at 3302 Broadway, the intersection of Broadway and Natalen Ave. Staff recommends approval. (Jacob Sanchez, Assistant City Arborist, (210)-207-0161, jacob.sanchez@sanantonio.gov, Development Services).

Comprehensive Master Plan Amendments

Item #18

PLAN AMENDMENT CASE PA-2023-11600026 (Council District 2): A request by Stephanie Kelly, representative, for Approval of a Resolution amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Neighborhood Commercial" on Lot 1, Block 2, NCB 13736, located at 1411 Upland Drive. Staff recommends Approval. (Associated Zoning Case Z-2023-10700109) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Item #19

PLAN AMENDMENT CASE PA-2023-11600027 (Council District 10): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Light Industrial" on Block 22, Lot 7, NCB 18890. located at 14829 Bulverde Road. Staff recommends Approval. (Associated Zoning Case Z-2023-10700113) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Item #20

PLAN AMENDMENT CASE PA-2023-11600029 (Council District 7): A request by Richard Alvarado, representative, for Approval of a Resolution amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Low Density Residential" on Lot 33, Block 24, NCB 17901, generally located at the 9400 block of New Tezel Road. Staff recommends Approval. (Associated Zoning Case Z-2023-10700106) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Other Items

Item #21

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of approximately 81.583 acres of CB 4298, generally located southeast of the intersection of Somerset Road and Watson Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) and southwest Bexar County, as requested by the landowner, Mark R. Verstuyft, and a service agreement with the landowner. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department)

- Motion:** Commissioner Siegel to approve items as presented
- Second:** Councilman Courage
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Individual Consideration

Comprehensive Master Plan Amendments

Item #16

PLAN AMENDMENT CASE PA-2022-11600120 (Council District 4): A request by Brown and McDonald PLLC, representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Suburban Tier” to “General Urban Tier” on 34.506 acres out of CB 4296, located at 15895 South State Highway 16. Staff recommendation pending. (Associated Zoning Case Z-2022-10700029) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Kristie Flores, Planning Manager, presented item. 82 notices were sent out. One was received back in favor, zero opposed, and there is no registered Neighborhood Association. The applicant is requesting a continuance until June 14, 2023.

- Motion:** Commissioner Dessouky for continuance as requested
- Second:** Councilman Courage
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #17

PLAN AMENDMENT CASE PA-2023-11600011 (Council District 8): A request by Patrick Christensen, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "General Urban Tier" on Lots 1 through 8, Block 23, NCB 14733, and Lots 2 through 10, Block 21, NCB 14731, generally located in the 12000 block of Petite Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700044 ERZD) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Kristie Flores, Planning Manager, presented item. 28 notices were sent, one was received in favor, three opposed. There is no registered Neighborhood Association. The applicant is requesting a continuance until June 14, 2023.

Public Comment

Chris Obrecht, 12307 Pebble, spoke in opposition.

Pam Obrecht, 12307 Pebble, rescinded her time to Chris Obrecht.

- Motion:** Commissioner Milam for continuance as requested
- Second:** Commissioner Lopez
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #15

(Continued from 05/10/2023) PLAN AMENDMENT CASE PA-2022-11600079 (Council District 2): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "High Density Residential" on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Zoning Case Z-2022-10700211) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item recommended for denial by staff. Fifty notices were sent, one received in favor, six opposed. There was no response from Government Hill Alliance. There was one notice received in favor outside 200 feet and one received in opposition.

Emily Weiss, representative from Killen, Griffin, and Farrimond, gave presentation on proposed project. She stated they had been working with community regarding the concern of height and density of structures. They changed the density from 90 units to 50 townhomes for individual sale and changed the structures from four stories to three stories.

Public Comment

Voicemail

Stephanie Hagee, 326 Nika Street, spoke in support.

Motion: Commissioner Milam for approval as requested
Second: Commissioner Siegel
In Favor: Dessouky, Lopez, Schindler, Milam, Siegel, Proffitt
Opposed: Garcia, Councilman Courage

MOTION PASSES

Minutes

Item # 11

Consideration and Approval of Planning Commission Minutes for the May 10th meeting.

Motion: Commissioner Milam for approval as presented
Second: Commissioner Schindler
In Favor: Garcia, Dessouky, Lopez, Milam, Proffitt
Abstained: Schindler, Councilman Courage, Siegel
Opposed: None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:32 pm.

APPROVED:



Matthew Proffitt, Chair

ATTEST:



Melissa Ramirez, Secretary