

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, February 14, 2024

2:00 PM

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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 PM: 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

Interpretation Services were present.

Roll Call – Present: Proffitt, Peck, Siegel, Dessouky, Lopez, Milam, Sipes, Garcia, Faulkner, Oroian
Absent: None

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

- Item #10 LAND-PLAT-23-11800324 - Recusal purpose
- Item #14 PA-2023-11600090 – Individual consideration
- Item #15 PA-2022-11600120 – Request for continuance
- Item #18 PA-2023-11600096 – Request for continuance
- Item #22 January 24, 2024, meeting minutes – Individual consideration

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

LAND-PLAT-22-11800019: Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Riverstone Units F4, F5, F6 & F7, generally located southeast of the intersection of Old FM 471 West and Talley Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800087: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., and Tom Yantis, Potranco Patience, LLC., for approval to subdivide a tract of land to establish Landon Ridge Unit 2 & 3, generally located northwest of the intersection of Potranco Road and Texas State Highway 211. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800196: Request by Felipe Gonzalez, Pulte Homes of Texas, LP., for approval to subdivide a tract of land to establish McCrary Tract Subdivision, Unit 14, generally located northwest of the intersection of Galm Road and FM 1560. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800226: Request by Sean Miller, Pulte Homes of Texas, L.P. and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit E Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207- 8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800275: Request by Brian Spruiell, CPS Energy, for approval to subdivide a tract of land to establish WT Montgomery Subdivision, generally located southwest of the intersection of US Highway 90 and WT Montgomery. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800431: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Sapphire Grove, Phase 3B Subdivision, generally located southeast of the intersection of Gardner Road and New Sulphur Springs Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800648: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish BRE Phase 5 Unit 2C Subdivision, generally located northeast of the intersection of State Highway 211 & US Highway 90. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800669: Request by David Starr, Vintage at Wolf Hollow, LLC, for approval to subdivide a tract of land to establish Vantage at Wolf Hollow Subdivision, generally located northeast of the intersection of Falcon Wolf and Loop 1604. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-23-11800112: Request by Sadit Noorani, SSN Investments, LLC, for approval to replat and subdivide a tract of land to establish HWY 90 & Montgomery Tract (Enclave), generally located southeast of the intersection of Highway 90 and Montgomery Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-23-11800412: Request by Idowu Ntoka, ION Homes & Resort USA, LLC, for approval to replat a tract of land to establish Royal Stieren IDZ Subdivision, generally located southwest of the intersection of South St Mary's Street and South Alamo Street. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Variances**Item #12**

AEVR#23-44400552: Request by Colliers Engineering & Design, engineer of record for Plat# 23-11800151, for approval of AEVR/floodplain variances to Appendix F: Section 35-F124(f) (18), which allows up to 6 inches of water depth in parking lot construction; Section 35-F124(f) (21)(C), which requires comparable excavation within the floodplain where floodplain storage is lost due to fill in the overbank areas; and Section 35-F125(a)(3), which prohibits development in the regulatory floodplain where street or access construction does not meet the requirements of Appendix H, Section 35-H6.2.9. The proposed improvements are associated with Plat# 23- 11800151. (Sabrina Santiago,

CFM, Capital Programs Manager, 2102070182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Item #13

REQ-CMRORAEVR-23-44400533: Requested by Kyle Hudek, PE with Cude Engineers for a variance to remove significant trees in excess of the 80% preservation requirements within both the Environmentally Sensitive Areas and 100-year floodplain as stated under the 2022 Tree Preservation Ordinance for the Ruby Crossing Lift Station project. The project is located at 19897 Liedecke. Staff recommends approval. (Herminio Griego, Assistant City Arborist, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments:

Item #16

PLAN AMENDMENT CASE PA-2023-11600073 (San Antonio ETJ - Closest to Council District 4): A request by Mint Development LLC, representative, for Approval of a Resolution amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Urban Low Density Residential" on 0.919 acres out of CB 5197, located at 10625 Marbach Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #17

PLAN AMENDMENT CASE PA-2023-11600082 (Council District 3): A request by Patrick Christensen, representative, for Approval of a Resolution amending amending the Heritage South Sector Plan land use classification from "Rural Estate Tier" to "Suburban Tier" on 40.001 acres out of CB 4167, located at 3628 South Loop 1604. Staff Recommends Approval. (Associated Zoning Case Z-2023-10700325) (Joseph Leos, Planner, 210-207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Item #19

PLAN AMENDMENT CASE PA-2024-11600001 (Council District 4): A request by Killen, Griffin & Farrimond, 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 "Agribusiness/RIMSE Tier" to "Specialized Center" on 401.426 acres out of CB 4005, located at 13610 State Highway 16 South. Staff recommends Approval. (Associated Zoning Case Z-2024-10700002) (Kellye Sanders, Planning Coordinator, 210-207- 2187, kellye.sanders@sanantonio.gov, Development Services Department)

Item #20

PLAN AMENDMENT CASE PA-2024-11600003 (Council District 5): A request by Rogelio Dipp, representative, for Approval of a Resolution amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed-Use" on Lot 1 and Lot 2, Block 2, NCB 6127, located at 1330 Montezuma Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700358) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Other Item

Item #21

S.P. 20230000286 – Resolution recommending the closure, vacation and abandonment of a 0.825 acre (35,937 square feet) unimproved portion of Petite Avenue Public Right-of-way adjacent to New City Blocks 14731 and 14733 in Council District 8, as requested by Moonlight Way Properties, LLC, for a fee of \$135,100.00. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

- Motion:** Commissioner Milam made to approve all items as presented
- Second:** Commissioner Siegel
- In Favor:** Milam, Siegel, Peck, Faulkner, Garcia, Dessouky, Lopez, Oroian, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

Commissioner Faulkner stepped out for recusal purposes at 2:04 PM

INDIVIDUAL CONSIDERATION

Item #10

LAND-PLAT-23-11800324: Request by Haseeb Rahman, Palisades Mortgage Loan Trust, for approval to subdivide a tract of land to establish Palisades Subdivision IDZ, generally located southeast of the intersection of Leigh Street and Labor Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Nicole Salinas, Principal Planner, presented item and recommended approval.

Public Comment

In Person

Marcy Newman – in opposition
Brian Murphy – yield his time to Marcy Newman

Motion: Commissioner Oroian made a motion for approval
Second: Commissioner Peck
In Favor: Oroian, Peck, Garcia, Dessouky, Lopez, Milam, Sipes, Proffitt
Opposed: Siegel
Recused: Faulkner

MOTION PASSES

Commissioner Faulkner returned to the Planning Commission meeting at 2:12 PM.

Item #14

(Continued from 01/24/2024) PLAN AMENDMENT CASE PA-2023-11600090 (Council District 10): A request by Resco Residential & Commercial, 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 "Medium Density Residential" to "Regional Commercial" on Lot 99, Block 7, NCB 17825, located at 13807 Bulverde Road. Staff recommends Denial, with Alternate Recommendation. (Associated Zoning Case Z-2023-10700333) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommended denial with alternate recommendation of Community Commercial.

Staff stated 23 notices were mailed out to property owners, 0 returned in favor, 2 in opposition. Eden Neighborhood Association is support with conditions.

Octavo Viramontes, applicant, presented item and was available for questions.

Public Comments

In Person

Judy Saenz – in opposition

Motion: Commissioner Peck made a motion for approval
Second: Commissioner Milam
In Favor: Peck, Milam, Siegel, Faulkner, Garcia, Dessouky, Lopez, Oroian, Sipes, Proffitt
Opposed: None

MOTION PASSES

Item #15

PLAN AMENDMENT CASE PA-2022-11600120 (Council District 4): A request by Ortiz McKnight, 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 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. (Associated Zoning Case Z-2022-10700029) (Kellye Sanders, Planning Coordinator, 210-207- 2187, kellye.sanders@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated the applicant requested a continuance to the May 22nd Planning Commission meeting.

- Motion:** Commissioner Milam made a motion for continuance to the May 22nd meeting
- Second:** Commissioner Garcia
- In Favor:** Milam, Garcia, Peck, Siegel, Faulkner, Dessouky, Lopez, Oroian, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

Item #18

PLAN AMENDMENT CASE PA-2023-11600096 (Council District 5): A request by Global Asis, representative, for Approval of a Resolution amending amending the Nogalitos/ South Zarzamora Community Plan land use classification from "Low Density Residential" to "Mixed Use" on Lot 30, Block 19, NCB 6262 located at 203 Drake Avenue. Staff recommends Denial. (Associated Zoning Case Z-2023-10700357) (Alexa Retana, Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated the applicant requested a continuance to the February 28th Planning Commission meeting.

Public Comment

Voicemail

- Esther Byrd – in opposition
- Cynthia Sosa – in opposition
- Denise Almaguer – in opposition
- Linda Ramirez – in opposition
- Linda Rendon – in opposition
- Ms. Alonzo – in opposition
- Nathan Speer – in opposition
- Stephanie Ochoa – in opposition

In Person

- Karen Speer – in opposition
- Israel Saldva – in opposition

- Motion:** Commissioner Siegel made a motion for continuance to the February 28th Planning Commission meeting.
- Second:** Commissioner Faulkner
- In Favor:** Siegel, Faulkner, Peck, Garcia, Dessouky, Lopez, Milam, Oroian, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

Nicole Salinas, Principal Planner, commented two voicemails were missed, for item #10 and item #14. Voicemails were replayed for commissioners.

Commissioner Faulkner stepped out for recusal purposes at 2:35 PM

Voicemail – Item #10

Melissa Stendahl – in opposition

Commissioner Faulkner returned to the Planning Commission meeting at 2:37 PM

Voicemail – Item #14

Myrtle Parks – in favor

Commissioners were given the opportunity to reconsider items 10 and 14 after listening to the voicemails, to which they denied and upheld original vote.

Item #22

Consideration and Approval of January 24, 2024, Planning Commission Minutes.

Motion: Commissioner Milam made a motion for approval

Second: Commissioner Faulkner

In Favor: Milam, Faulkner, Garcia, Dessouky, Lopez, Sipes, Peck, Siegel, Proffitt

Opposed: None

Abstain: Oroian

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:40 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

DATE:

Melissa Ramirez, Secretary