

## City of San Antonio



### Minutes

### Planning Commission

Development and Business Services

Center

1901 S. Alamo

**Wednesday, February 28, 2024**

**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 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, Garcia, Faulkner

**Absent:** Milam

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

- |          |  |
|----------|--|
| Item # 5 | PA-2023-11600096 – Individual consideration                  |
| Item #6  | PA-2023-11600065 – Postponed                                 |
| Item #7  | PA-2023-11600078 – Individual consideration                  |
| Item #8  | February 14, 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-21-11800566:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Brook Stone Creek-Unit 2D Subdivision, generally located southeast of the intersection of East Evans Road and Cibolo Vista. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-22-11800522:** Request by Martin Saldivar, SK Cadre Investments LLC, for approval to subdivide a tract of land to establish Serenity at Sayers Subdivision, generally located northwest of the intersection of US Highway 87 and Stuart Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-22-11800160:** Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Red Hawk Landing Unit 4B Subdivision, generally located southeast of the intersection of Hildebrandt Road and South W.W. White Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #4**

**PLAT-TIMEEXT-24-12000001:** Request by Andrew Rodriguez, Skyhawk Villa De San Antonio, LLC, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Stadium Pointe PUD Unit 2 & 3 Subdivision, generally located southeast of the intersection of Loop 1604 and West Hausman Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

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

### **Motion Passes**

## **INDIVIDUAL CONSIDERATION**

### **Comprehensive Master Plan Amendments:**

#### **Item #7**

**PLAN AMENDMENT CASE PA-2023-11600078 (Council District 1):** A request by Christina Alaniz, representative, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "High Density Residential" to "Regional Commercial" on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff recommends Denial, with Alternate Recommendation. (Associated Zoning Case Z-2023-10700300 CD) (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 land use.

Staff stated 15 notices were mailed out to property owners, 0 returned in favor, 0 in opposition. No response from Los Angeles Heights Neighborhood Association.

Christina Alaniz, applicant, presented item and was available for questions.

### **No Public Comment**

**Motion:** Commissioner Siegel made a motion for approval of staff's alternate recommendation of Community Commercial land use  
**Second:** Commissioner Faulkner  
**In Favor:** Siegel, Faulkner, Garcia, Lopez, Dessouky, Peck, Proffitt  
**Opposed:** None

### **MOTION PASSES**

#### **Item #5**

**(Continued from 2/14/2024) 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)

Alexa Retana, Planner, presented item and recommended denial.

Staff stated 38 notices were mailed out to property owners, 0 returned in favor, 22 in opposition. Collins Garden Neighborhood Association is in opposition. 7 in opposition outside 200’.

Israel Saldva, applicant, presented item and was available for questions.

### **Public Comments**

#### In Person

Robert Cuellar – in opposition

Karn Spool – in opposition

**Motion:** Commissioner Garcia made a motion for approval of staff’s recommendation for denial

**Second:** Commissioner Faulkner

**In Favor:** Garcia, Faulkner, Peck, Siegel, Dessouky, Lopez, Proffitt

**Opposed:** None

### **MOTION PASSES**

#### **Item #8**

Consideration and Approval of February 14, 2024, Planning Commission Minutes.

**Motion:** Commissioner Siegel made a motion for approval

**Second:** Commissioner Peck

**In Favor:** Siegel, Peck, Faulkner, Garcia, Lopez, Dessouky, Proffitt

**Opposed:** None

### **MOTION PASSES**

**Adjournment.**

There being no further business, the meeting was adjourned at 2:22 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

DATE:

Melissa Ramirez, Secretary