

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

April 13, 2022

2:00 P.M.

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.

Planning Commission Members

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

Matthew Proffitt, Chair
Julia Carrillo Haynes, Vice Chair
George Peck Pro-Tem
Bryan Lopez | Meredith Siegel | Britney Schindler | Michael Garcia Jr.
| Samer Dessouky | Camis Milam

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment
| John Courage, Councilmember | Erik Walsh, City Manager |

Work Session

1:30-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.

2:30 P.M. - Call to Order

- Roll Call
- Present: Siegel, Dessouky, Garcia, Milam, Schindler, Lopez, Oroian, Carrillo Haynes, Proffitt
- Absent: Peck

SeaproTec translators were present.

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.

Combined Items

Daniel Hazlett, Development Services Manager, presented the combined hearing items to the Planning Commission.

Commissioner Lopez recused himself at 2:31 PM.

Plats

- Item # 1 **20-11800074:** Request by Craig Glendenning, Bright Lakes Real Estate, LLC, for approval to replat and subdivide a tract of land to establish Lonesome Dove, Estates Subdivision, generally located southwest of the intersection of Interstate 37 South and South Loop 1604 East. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item # 2 **20-11800192:** Request by Pat Woods, SDC Development, LLC, for approval to subdivide a tract of land to establish Blue Ridge Subdivision Unit 7, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
- Item #3 **20-11800217:** Request by Shane Davis, SDK Development, LLC, Harry Hausman, Lyndsey Haus Development, LLC and Vintage Oaks, LLC, Jordan Love, Lovehaus Development, LLC, Timothy Pruski, SA Hunters Ranch, Ltd., for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Phase III, generally located southwest of the intersection of Potranco Road and County Road 381. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #4 **20-11800283:** Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Riverstone – Unit B2 Subdivision, generally located southwest of the intersection of Loop 1604 and Culebra Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 5 **20-11800285:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone – Unit B1 Subdivision, generally located northwest of the intersection of Galm Road and Talley Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item # 6 **20-11800373:** Request by Jordan Love, Lovehaus Development, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 14A, generally located southwest of the intersection of Omicron Drive and County Road 381 South. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 7 **20-11800374:** Request by Jordan Love, Lovehaus Development, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 15A, generally located southwest of the intersection of Potranco Road and Country Road 381. Staff recommends Approval. (Josh Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 8 **20-11800413:** Request by Louis Trapolino, Applewhite Meadows, Ltd., for approval to subdivide a tract of land to establish Applewhite Meadows Subdivision Unit 2, generally located southeast of the intersection of Loop 410 and State Highway 16. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 9 **20-11800447:** Request by Timothy Pruski, (Agent), AS Katzer Ranch, LTD., for approval to subdivide a tract of land to establish Katzer Ranch Subdivision Unit 1 & 2, generally located southeast of intersection of Interstate Highway 10 and Graytown Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 10 **20-11800460:** Request by Pat Woods, SDC Development, LLC, for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 6 Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 11 **20-11800465:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Michael C. Brisch, PHSA - NW 315, LLC for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 8B, generally located north of the intersection of FM 471 and Landa Falls. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
- Item # 12 **20-11800507:** Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD and Michael C Brisch, PHSA-NW 315. LLC, for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 8C, generally located northwest of the intersection of Kallison Bend and Culebra Road. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

- Item # 13 **20-11800569:** Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Riverstone – Units B4 & B6 Subdivision, generally located northeast of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 14 **20-11800584:** Request by Chesley I. Swann III, Milestone Grosenbacher Development, Ltd., for approval to subdivide a tract of land to establish Grosenbacher Ranch Unit-5 Subdivision, generally located southwest of the intersection of Loop 1604 and Potranco Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 15 **20-11800600:** Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone – Units B3 & B5 Subdivision, generally located northwest of the intersection of Galm Road and Talley Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item # 16 **21-11800078:** Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Randolph Crossing, Unit 1 Subdivision, generally located southwest of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 17 **21-11800084:** Request by Jay Patterson, Southland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 6 Enclave Subdivision, generally located southwest of the intersection of Scenic Loop Road and Boerne Stage Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 18 **21-11800118:** Request by Charles H. Turner, K/T Holdings, LLC, for approval to replat and subdivide a tract of land to establish North Olive (IDZ) Subdivision, generally located northeast of the intersection of Olive Street and Hays Street. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 19 **21-11800286:** Request by Tim Pruski, SA Redhawk Landing, LTD., for approval to subdivide a tract of land to establish Red Hawk Landing Unit 2 Subdivision, generally located southeast of the intersection of Southeast Loop 410 and South W.W. White Road. Staff recommends Approval. (Josh Orton, Senior Planner, 210-207-9745, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 20 **21-11800317:** Request by Lloyd A. Denton, Jr., Cantera Hills Development, LTD., for approval to subdivide a tract of land to establish Cantera Hills Unit -4A (Enclave) Subdivision, generally located northwest of the intersection of Babcock Road and Scenic Loop Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item # 21 **21-11800376:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Westpointe North Unit 4B Subdivision, generally located southwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 22 **21-11800403:** Request by Rudy Munoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 1A, generally located southeast of the intersection of southeast Loop 410 and Pleasanton Road. Staff recommends Approval. (Josh Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 23 **21-11800419:** Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Fischer Tract Unit 3E Subdivision, generally located Northeast of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item # 24 **21-11800451:** Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 3, generally located southwest of intersection Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
- Item # 25 **21-11800528:** Request by Mark Gregg (Agent), L410/H16 LP and N21 One LLC, for approval to replat a tract of land to establish Sosa at Palo Alto Subdivision, generally located southeast of the intersection of South Loop 410 and Poteet Jourdanton Freeway (State Highway 16). Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
- Item # 26 **21-11800552:** Request by Don Acs, Collaborative Homes, LLC, for approval to subdivide a tract of land to establish The Park at Lonestar – IDZ Subdivision, generally located southwest of the intersection of Mission Road and Roosevelt Avenue. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

Variances

- Item # 28 Requested by Travis Elseth, P.E. with KFW Engineers for a variance to remove trees in excess of the 80% preservation of significant tree preservation within the Environmentally Sensitive Areas and 100% heritage tree preservation requirement within the Floodplain as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Plan Amendments

- Item # 35 **PLAN AMENDMENT CASE PA-2022-11600026** (Council District 10): A request by Urbane Engineer, LLC, applicant, 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 "High Density Residential" on Lot TR-34A, NCB 14943, generally located in the 4200 Block of Naco Perrin Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2022-10700079) (Mirko Maravi, Planning Coordinator, (210) 207-0107, Mirko.maravi@sanantonio.gov, Development Services Department)
- Item # 36 **PLAN AMENDMENT CASE PA-2022-11600028** (Council District 3): A request by Brown & Ortiz P.C., representative, for Approval of a Resolution amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Commercial" to "Mixed Use" on 5.664 acres out of NCB 11156, generally located on the 11600 Block of SE Loop 410. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Public Comment**Voice Mail**

Herbert Bear, 4310 Vessparrow, Item # 35, spoke in Opposition.
Olga Martinez, 1522 Santa Pael, Item # 36, spoke in Opposition.

Motion

Chair Proffitt asked for a motion as the items presented.

Commissioner Garcia motioned for **Approval**.

Second: Commissioner Milam

In Favor: Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Carrillo Haynes, Bustamante, Proffitt

Opposed: None

Motion Passed as Approval with vote of 9-0.

Commissioner Lopez rejoined the meeting at 2:31.

Commissioner Oroian recused himself at 2:32 PM.

Variances

Item # 27 Requested by Jason Lochte with Cooper Lochte Landscape Architecture for a variance to remove trees in excess of the 80% preservation of significant tree preservation within the Environmentally Sensitive Areas and 100% heritage tree preservation requirement within the Floodplain as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Motion

Chair Proffitt asked for a motion as the items presented.

Commissioner Siegel motioned for **Approval**.

Second: Commissioner Milam

In Favor: Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Carrillo Haynes, Bustamante, Proffitt

Opposed: None

Motion Passed as Approval with vote of 9-0.

Commissioner Oroian returned to the meeting at 2:33.

Individual Items

Item # 32 (Continued from 03/23/2022) PLAN AMENDMENT CASE PA-2021-11600069 (Council District 4): A request by King Fish Development LLC, applicant, 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 "Natural Tier" and "Country Tier" to "Suburban Tier" on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommends Denial. (Associated Zoning Case Z-2021-10700208) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

On behalf of applicant, James KcNight, 112 Pecan, Brown & Ortiz, gave a presentation on the proposed project. Applicant answered commissioners' questions.

Motion

Chair Proffitt asked for a motion as the items presented.

Commissioner Carrillo Haynes motioned for **Approval**.

Second: Commissioner Oroian

In Favor: Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Approval with vote of 10-0.

Item # 33

PLAN AMENDMENT CASE **PA-2022-11600023** (Council District 2): A request by TQD Properties LLC, applicant, 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 "Low Density Residential" to "Low Density Mixed Use" on Lot 16, Block 2, NCB 10671, located at 4434 Brideman. Staff recommends Denial. (Associated Zoning Case Z-2022-10700073) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

On behalf of applicant, James KcNight, 112 Pecan, Brown & Ortiz, gave a presentation on the proposed project. Applicant answered commissioners' questions.

Motion

Chair Proffitt asked for a motion for item as presented.

Commissioner Dessouky motioned for **Denial**

Second: Commissioner Milam

In Favor: Garcia, Siegel, Dessouky, Oroian,

Opposed: Lopez, Schindler, Milam, Bustamante, Carrillo Haynes, Proffitt

Motion Fails with vote of 4-6

Motion to Reconsider made by Commissioner Bustamante.

Motion Withdrawn by Commissioner Bustamante.

Motion to Approve applicant's request made by Commissioner Bustamante.

Second: Carrillo Haynes

In Favor: Garcia, Siegel, Lopez, Schindler, Milam, Bustamante, Carrillo Haynes, Proffitt

Opposed: Dessouky, Oroian

Motion Passes for Approval with vote of 8-2.

Commissioner Carrillo Haynes leaves the meeting at 3:15.

Item #34 PLAN AMENDMENT CASE **PA-2022-11600024** (Council District 10): A request by Jerry Arredondo, applicant, for Approval of a Resolution amending the Northeast Inner Loop Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" on Lot 101, NCB 11889, located at 7978 Broadway. Staff recommends Denial. (Associated Zoning Case Z-2022-10700076) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Jerry Arredondo, 1040 Lazy Trail, applicant, gave a presentation on the potential project. He and staff answered Commissioner's questions.

Motion

Chair Proffitt asked for a motion as the items presented.

Commissioner Siegel motioned for **Approval**.

Second: Commissioner Garcia

In Favor: Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Approval with vote of 10-0.

Approval of Minutes

Item # 37 Consideration and Approval of the March 23, 2022, Planning Commission Minutes.

Motion

Chair Proffitt asked for a motion for item as presented.

Commissioner Garcia motioned for **Approval**.

Second: Commissioner Milam

In Favor: Garcia, Dessouky, Lopez, Schindler, Milam, Oroian, Carrillo Haynes, Proffitt

Abstained: Siegel, Bustamante

Opposed: None

Motion Passed as Approval with vote of 8-0.

Adjournment

There being no further business, the meeting was adjourned at 3:25 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary