

City of San Antonio



MINUTES

Planning Commission
Development and Business
Services Center
1901 S. Alamo

Wednesday, June 22, 2022

2:00 PM
Alamo

1901 S.

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.

Matthew Proffitt Chair |

Julia Carrillo Haynes, Vice Chair | George Peck, Pro-Tem |
Michael Garcia Jr. | Meredith Siegel | Bryan Lopez | Camis
Milam |

Brittany Schindler | Samer Dessouky |

Ex-Officio Members

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

12:00 PM Work Session: Briefing on 2021 UDC amendments, 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.

2:07 PM – Call to Order

SeproTec translators were present.

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

Absent: Bustamante, Courage

Chairman Proffitt stated the following cases will be pulled from Consent Agenda:

Item #7	22-11800048 – for recusal purposes
Item #10	PA-2022-11600045 – Withdrawn
Item #13	PA-2022-11600043 – Withdrawn
Item #11	PA-2022-11600041 – Individual Consideration
Item #12	PA-2022-11600042 – Individual Consideration
Item #15	PA-2022-11600051 – 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 ITEMS

Plats

Item #1

21-11800085: Request by Eric Duxstad for approval to subdivide a tract of land to establish Boudet Subdivision IDZ, generally located southwest of the intersection of Martin Luther King Drive and Boudet Place. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207- 8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #2

21-11800155: Request by Scott Teeter, Kinder Ranch Gale Investment, LP, Kinder Ranch Gale Unit 8A, LLC, Kinder Sunday Creek, INC, SA Kinder Ranch No. 2, LTD., for approval to subdivide a tract of land to establish Kinder West, Unit -8A, (Enclave) Subdivision, generally located southwest of the intersection of Bulverde Road and East Borgfeld Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Item #3

21-11800226: Request by Ed Hinojosa, Artisan Park, LLC, for approval to replat a tract of land to establish Victoria Commons Unit 4, IDZ Subdivision, generally located southeast of the intersection of Interstate 37 and East Cesar Chavez Boulevard. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

21-11800333: Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Fermin Rajunov, PDC Preserve at Medina River, LTD., for approval to replat and subdivide a tract of land to establish Preserve at Medina Unit 9 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16 South. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).

Item #5

21-11800334: Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Fermin Rajunov, PDC Preserve at Medina River, LTD., for approval to subdivide a tract of land to establish Preserve at Medina Unit 10 Subdivision, generally located southwest of the intersection of State Highway 16 and Watson Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.salinas@sanantonio.gov, Development Services Department).

Item #6

21-11800402: Request by Lloyd A. Denton Jr., Kinder Sunday Creek, Inc. and SA Kinder Ranch No. 2, LTD., for approval to subdivide a tract of land to establish Kinder West Unit 9 (Enclave) Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #8

22-11800138: Request by Elias Alfaro, Jr., Alfa Homes, LLC., for approval to replat and subdivide a tract of land to establish Escalon Subdivision, located northeast of the intersection of West Petaluma Boulevard and Escalon Avenue. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Street Rename**Item #9**

Street Name Change Case ADDR-SNC-22-12700001: A request by Bill Wilkinson for approval of a resolution to change Citizens Parkway to Clubhouse Way, generally located between East Woodlake Drive and Northwest Loop 410. (Council District 7).

Comprehensive Master Plan Amendments

Item #14

PLAN AMENDMENT CASE PA-2022-11600048 (Council District 3): A request by Anthony Carascano, applicant, for Approval of a Resolution amending the South-Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.290 acres out of NCB 7659, located at 3238 and 3244 Mission Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700134) (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department).

Item #16

PLAN AMENDMENT CASE PA-2022-11600052 (Council District 9): A request by MaYu-Group LLC, 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 land use classification from "Community Commercial" to "Regional Commercial" on Lot 2 and Lot 3, Block 1, NCB 16244, located at 11401 West Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700141) (Ann Benavidez, Planner, (210) 207- 8208, ann.benavidez@sanantonio.gov, Development Services Department).

Item #17

PLAN AMENDMENT CASE PA-2022-11600053 (Council District 3): A by Gregory Brown, 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 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700142 S) (Elizabeth Steward, Planning Coordinator, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Motion:	Commissioner Garcia to approve all items as presented
Second:	Commissioner Peck
In Favor:	Unanimous
Opposed:	None

MOTION PASSES

Individual Items

Commissioner Oroian left meeting at 2:12 pm for recusal purposes.

Item #7

22-11800048: Request by John P. Peterson, Montgomery-GM, LLC., for approval to subdivide a tract of land to establish Montgomery-GM (PUD) Subdivision, generally located northeast of the intersection of Walzem Road and Gibbs-Sprawl Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).

No public comment

Motion: Commissioner Carrillo Haynes to approve as presented
Second: Commissioner Milam
In Favor: Unanimous
Opposed: None

MOTION PASSES

Commissioner rejoined meeting at 2:13 pm

Item #12

(Continued from 06/08/2022) PLAN AMENDMENT CASE PA-2022-11600042 (Council District 5): A request by Jessika Falcon, representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Mixed Use" on 0.4793 acres out of NCB 8250, located at 126 Northwest 36th Street. Staff recommends Denial. (Associated Zoning Case Z-2022-10700127) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department).

Ann Benavidez, Planner, presented item and recommended denial. She stated applicant is not present however their seeking a continuance until July 13, 2022, Meeting.

Motion: Commissioner Siegel to continue until July 13, 2022
Second: Commissioner Milam
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #11

PLAN AMENDMENT CASE PA-2022-11600041 (ETJ – Closest to Council District 4): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Community Commercial" to "Business/Innovation Mixed-Use" on CB 5197 P- 24A, P-25A, P-31, and P-105 ABS 544, located at 10787 Marbach Road. Staff recommends Denial with an Alternate Recommendation. (Chris McCollin, Planning Coordinator, (210) 207- 5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Chris McCollin, Planning Coordinator, presented item and recommended denial with an alternate recommendation.

Staff mailed 80 notices to surrounding property owners, 0 received in favor, 1 received in opposition and no registered neighborhood association.

Wazeer Hameed, owner stated the purpose of this request is to allow for and RV park and auto repair shops in the subject property. He stated he would like to amend his request to staff has recommended alternate recommendation of Employment/Flex Mixed Use.

Public Comment

Alex Alvarez, expressed concerns with the possible impact on surrounding property values.

Motion: Commissioner Peck to approve staff's alternate recommendation of Employment/Flex Mixed Use
Second: Commissioner Carrillo Haynes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #15

PLAN AMENDMENT CASE PA-2022-11600051 (Council District 1): A request by Ivan Cortez, representative, for Approval of a Resolution amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Regional Commercial" on 0.160 acres out of NCB 9764, located at 4311 Blanco Road. Staff recommends Denial. (Associated Zoning Case Z-2022-10700145) (Mirko Maravi, Planning Coordinator, (210) 207- 0107, mirko.maravi@sanantonio.gov, Development Services Department).

Mirko Maravi, Planning Coordinator, presented item and recommend denial. He stated applicant is seeking to amend his request to "C-2" Community Commercial.

Staff mailed 22 notices to surrounding property owners, 6 received in favor, 0 received in opposition and no response from Central Los Angeles Heights nor Northmoor Neighborhood Associations and 1 received in favor outside 200-foot radius.

Carla Roza, owner, proposing a business on the subject property.

Ivan Cortez, representative, the purpose of this request is to allow for auto sales office. The surrounding properties are all commercial uses. He stated he would like to amend his request to "C-2". He has been in contact with the president of Northmoor Neighborhood Association, and they are in favor.

Public Comment

Ian Bolio, spoke in favor.

Motion: Commissioner Siegel for a continuance until July 13, 2022
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #18
MINUTES

Consideration and Action of June 8, 2022, Planning Commission Minutes.

A voice vote was taken, and all voted in affirmative

Abstain: Dessouky

MOTION PASSES

Director's Report – No report

Adjournment.

There being no further business, the meeting was adjourned at 2:48 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary