

City of San Antonio



MINUTES

Planning Commission

Development and Business

Services Center

1901 S. Alamo

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Wednesday, July 27, 2022

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.

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

**1:00 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.**

**2:02 PM – Call to Order**

**SeproTec translators were present.**

**Roll Call - Present: Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian  
Bustamante, Courage, Peck, Carrillo Haynes, Proffitt  
Absent: None**

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

- |          |   |
|----------|---|
| Item #3  | 21-11800051 – for recusal purposes          |
| Item # 4 | 21-11800070 – for recusal purposes          |
| Item #11 | PA-2022-11600051 – Individual Consideration |
| Item #12 | PA-2022-11600044 – Individual Consideration |
| Item #13 | PA-2022-11600055 – Individual Consideration |
| Item #14 | PA-2022-11600061 – Individual Consideration |
| Item #15 | PA-2022-11600064 – Individual Consideration |
| Item #17 | All UDC Amendments except for:              |
- 1-1, related to Qualified Transitional Housing
  - 29-1, related to neighborhood association registry
  - 23-6, related to accessory dwelling units
  - 26-1, related to required spacing for gas stations
  - 16-1, related to reducing the height limit to 1 ½ story for R-1 and R-2 and 2 ½ story for R-3
  - 16-5, related to modifying the half story definition
  - 15-2, related to not requiring a plat for electrical substations
  - 7-1, related to fees in lieu of parkland dedication
  - 20-6, related to the Historic and Design Review Commission and creation of the Compliance and Technical Advisory Board
  - 28-2, related to Public Right-of-Way Accessibility
  - 24-1, related to bicycle facilities
  - 27-3, related to storm water low impact development
  - 5-16, related to oversized vehicles
  - 5-26 related to the replacement value of nonconforming structures

**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**

**20-11800591:** Request by Emiliano Guerrero, Forestar Group, Inc., for approval to subdivide a tract of land to establish Elizondo Subdivision, Unit 1, generally located southwest of the intersection of Interstate 10 East and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

#### **Item #2**

**20-11800593:** Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group, INC., for approval to subdivide a tract of land to establish Stolte Ranch Unit 2 Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.salinas@sanantonio.gov, Development Services Department)

#### **Item #5**

**21-11800291:** Request by Joe Aycock, Brooks Retail Partners, LTD., for approval to replat a tract of land to establish Brooks 17A Subdivision, generally located southwest of the intersection of Southeast Military Drive (Loop 13) and US Highway 281. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

#### **Item #6**

**21-11800525:** Request by Hugo A. Gutierrez, Vise Oaks I, LTD, for approval to subdivide a tract of land to establish Westpointe Multifamily Subdivision, generally located southwest of the intersection of West Loop 1604 and Wiseman Boulevard. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

#### **Item #7**

**21-11800543:** Request by Harry Ben Adams IV, McCombs Family Partners, LTD, for approval to subdivide a tract of land to establish Potranco/Dugas Retail Center I, generally located on the corner of Potranco Road and Dugas Drive. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

#### **Item #8**

**21-11800548:** Request by Lloyd A. Denton Jr., AGI Kinder Ranch Unit 1, Ltd., for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit 1C (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and East Borgfeld Drive. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

**Item #9**

**21-11800690:** Request by Shannon Birt, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Savannah Place, Unit 3 Subdivision, generally located southeast of the intersection of Loop 1604 and Interstate 10 East. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Item #10**

**22-11800072:** Request by Blake Harrington, Starlight Homes, for approval to subdivide a tract of land to establish Hooten Tract, Unit 2E Subdivision, generally located Southwest of the intersection of Talley Road and Culebra Road. Staff recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments****Item #16**

**PLAN AMENDMENT CASE PA-2022-11600066** (Council District 6): A request by Caylea Pogue, 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 "Suburban Tier" to "General Urban Tier" on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700180) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

**Other Items****Item # 17**

Consideration and recommendation of amendments to Chapter 35 of the Municipal Code, the Unified Development Code, affecting all Articles and Appendices. These amendments are part of the 2021 UDC update program. (Logan Sparrow, Development Services Policy Administrator, (210) 207-8691, Logan.Sparrow@sanantonio.gov) with the exception of:

- 1-1, related to Qualified Transitional Housing
- 29-1, related to neighborhood association registry
- 23-6, related to accessory dwelling units
- 26-1, related to required spacing for gas stations
- 16-1, related to reducing the height limit to 1 ½ story for R-1 and R-2 and 2 ½ story for R-3
- 16-5, related to modifying the half story definition
- 15-2, related to not requiring a plat for electrical substations
- 7-1, related to fees in lieu of parkland dedication
- 20-6, related to the Historic and Design Review Commission and creation of the Compliance and Technical Advisory Board
- 28-2, related to Public Right-of-Way Accessibility
- 24-1, related to bicycle facilities
- 27-3, related to storm water low impact development
- 5-16, related to oversized vehicles
- 5-26 related to the replacement value of nonconforming structure

**Public Comments:**

Bianca Maldonado, 457 Club, in support of #17, 26-1, 16-20, opposed to 23-26.

Anita Franklin, 4811 Dellcrest, opposed to #17, 29-1, 16-10.

Fernando Diego, 8626 Tesoro, in support of all items on #17.

Sylvia Alaniz, 830 Stutt Drive, opposed to #17, 29-1, 16-8, 16-10.

Stella Ashley, 812 E. Carson, opposed to #17, 29-1, 16-8, 16-10.

Oscar Hicks, 1214 Incarnate Drive, opposed to #17, 29-1, 16-8, 16-10.

Jackie Rita, 319 Upland, opposed to #17, 29-1, 16-8, 16-10.

Rose Hill, 2107 IH 35, opposed to #17, 29-1, 16-8, 16-10.

Jim Bailey, 241 King William, in support if #17, 23-6.

Cynthia Spelman, 900 W. Woodlawn, opposed to #17, 29-1.

**Voicemails:**

George DeLaGarza, 443 Shadwell Drive, in support of #17, 16-1, 16-2, 16-5, 16-6, 16-10, 16-12.

Aissa Bassler, 11 Sheringham, in support of #17, 26-5.

Walker Dunn, 633 S. St. Mary's, in support of #17, 23-6.

Cameron Patterson, 906 Rigsby, in support of #17, 23-6.

Garrett Jones, 813 E. Magnolia, in support of #17, 23-6.

Gene Morales, 2200 Advil Lane, in support of #17, 26-1.

Greg Smith, 918 W. Mulberry, in support of #17, 26-1.

Jeff Schnieder, 905 N. Mesquite, in support of #17, 26-1.

Martin Perez, 725 S. Meyers, in support of #17, 26-1.

Monica Savino, 1120 E. Crockett, in support of #17, 26-1.

Alejandro Lara, 315 B Street, in support of #17, 26-1.

Ray Morales, 203 Medford, opposed to #17, 23-6.

Staci Schwarz, 203 Radiant, in support of #17, 26-1.

Valerie Reynolds, 443 West Hill, in support of #17, 26-1.

Kathleen Washington, 3462 Blue Topaz, in support of #17, 26-1.

Margaret Mitchell, 205 Blueberry Terrace, in support of #17, 26-1.

Liz Guerrero, in support of #17, 26-1.

Allison Hughes, 609 Hughes, in support of #17, 23-6.

Commissioner Siegel requested that 16.8 and 16.10 be put on the individual agenda.

Commissioner Bustamante requested that 26-1 be put on the individual agenda.

<b>Motion:</b>	Commissioner Carrillo Haynes to Approve all items as presented.
<b>Second:</b>	Commissioner Peck
<b>In Favor:</b>	Unanimous
<b>Opposed:</b>	None

**MOTION PASSES**

## **Individual Items**

Commissioner Bustamante left meeting at 3:13 pm for recusal purposes.

### **Item #3**

**21-11800051:** Request by Richard Mott, Lennar Homes of Texas Land Construction, LTD., for approval to subdivide a tract of land to establish Ruby Crossing Subdivision, Unit 2, generally located southwest of the intersection of Loop 1604 and Interstate Highway 37. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

### **Item #4**

**21-11800070:** Request by Leslie Ostrander, Continental homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Langdon Unit 6, 8, 9, 10 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

No public comment

**Motion:** Commissioner Peck to Approve items as presented.  
**Second:** Commissioner Garcia  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

Commissioner Bustamante rejoined meeting at 3:14 pm

### **Item #12**

**PLAN AMENDMENT CASE PA-2022-11600044** (ETJ – Closest to Council District 8): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Low Density Residential" to "Urban Low Density Residential" on 25.109 acres out of CB 4728, generally located at the northeast intersection of Hermosa Hill and Cielo Vista. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)  
No Public Comment

Emily Weiss, applicant, requested a continuance to August 10, 2022.

**Motion:** Commissioner Peck for Continuance to August 10, 2022.  
**Second:** Commissioner Siegel  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

**Item #14**

**PLAN AMENDMENT CASE PA-2022-11600061** (Council District 8): A request by Amir Namakforoosh, representative, for Approval of a Resolution amending the Huebner/ Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low-Density Residential Estate" to "Neighborhood Commercial" on Lot 41, NCB 18294 located at 8390 North Verde Drive. Staff recommends Denial. (Associated Zoning Case Z-2022-10700176) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Applicant was not in appearance but was requesting a continuance to September 14, 2022.

**Public Comment**

Karen Twiefel, 8310 N. Verde, spoke in opposition.

Tracy Cowden, 10190 Belga, spoke in opposition.

Andy Lopez, 8305 N. Verde, spoke in opposition.

Terrell Fredrick, 10440 Belga, spoke in opposition.

Juanita Salinas, 7970 S. Verde, spoke in opposition.

Noe Lopez, 8305 N. Verde, spoke in opposition.

Lanny Moore, 7901 S. Verde, spoke in opposition.

**Motion:** Commissioner Oroian for Denial.

**Second:** Commissioner Milam

**In Favor:** Siegel, Lopez, Schindler, Milam, Oroian, Peck, Carrillo Haynes, Proffitt

**Opposed:** Garcia, Bustamante

**MOTION PASSES**

**Item #13**

**PLAN AMENDMENT CASE PA-2022-11600055** (Council District 3): A request by Patrick Christensen, representative, for Approval of a Resolution amending the Brooks Area Regional Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business/Innovation Mixed Use" to "Urban Mixed Use" on 34.19 acres of CB 5160 located at 9613 US Highway 181 North. Staff recommends Denial. (Associated Zoning Case Z-2022-10700149) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department )

Patrick Christianson, representative, gave presentation on proposed project with 200 manufactured homes and answered Commissioner's questions.

**No Public Comment**

**Motion:** Commissioner Peck for Approval.  
**Second:** Commissioner Carrillo Haynes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #15**

**PLAN AMENDMENT CASE PA-2022-11600064** (Council District 1): A request by Jose Corchado, 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 "Urban Low Density Residential" to "Community Commercial" on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. (Associated Zoning Case Z-2022-10700171 CD) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Jose Corchado, representative, gave presentation on proposed project and answered Commissioner's questions.

**No Public Comment**

**Motion:** Commissioner Carrillo Haynes for Approval.  
**Second:** Commissioner Dessouky  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**



**Item # 18**

Consideration and Approval of July 13, 2022 Planning Commission Minutes,

**Motion:** Commissioner Proffitt asked for a voice vote Approval.  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Commissioner Proffitt called a ten-minute recess at 4:00.**

**Commissioner Proffitt called the meeting back to order at 4:10.**

**Councilman Courage arrives.**

**Item #17**

Consideration and recommendation of amendments to Chapter 35 of the Municipal Code, the Unified Development Code, affecting all Articles and Appendices. These amendments are part of the 2021 UDC update program. (Logan Sparrow, Development Services Policy Administrator, (210) 207-8691, [Logan.Sparrow@sanantonio.gov](mailto:Logan.Sparrow@sanantonio.gov))

Logan Sparrow, Policy Administrator, city of San Antonio, gave presentation on all proposed UDC Amendments.

**Proposed UDC Amendments****1-1 Related to Qualified Transitional Housing**

**No Public Comment.**

**Motion:** Commissioner Bustamante for Denial.  
**Second:** Commissioner Oroian  
**In Favor:** Siegel, Dessouky, Lopez, Schindler, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt  
**Opposed:** Garcia, Milam

**MOTION PASSES**

**Director's Report** – No report

## **29-1 Related to Neighborhood Association Registry**

Ms. Hawkins, applicant, gave presentation on proposed amendment.

### **No Public Comment**

**Motion:** Commissioner Bustamante for Denial.  
**Second:** Commissioner Oroian  
**In Favor:** Siegel, Dessouky, Lopez, Schindler, Oroian, Bustamante, Garcia, Milam, Peck, Carrillo Haynes, Proffitt  
**Opposed:** Courage

### **MOTION PASSES**

## **16-8 Related to Notice Provisions.**

Cynthia Speelman, applicant, gave presentation on proposed amendment,

**Motion:** Commissioner Siegel for **Approval**.  
**Second:** Commissioner Milam  
**In Favor:** Garcia, Siegel, Lopez, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt  
**Opposed:** Dessouky

### **MOTION PASSES**

## **16-10 Related to Neighborhood Registration**

### **No Public Comment**

**Motion:** Commissioner Siegel for Approval.  
**Second:** Commissioner Milam  
**In Favor:** Garcia, Siegel, Lopez, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt  
**Opposed:** Dessouky

## **26-1 Related to Required Spacing for Gas Stations**

Dia Coleman, applicant, spoke about proposed amendment.

**Motion:** Commissioner Bustamante for Approval.  
**Second:** Commissioner Garcia  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

## **23-6 Related to Accessory Dwelling Units**

Sarah Estrada, Neighborhood of Housing and Development, City of San Antonio, gave presentation on proposed amendment.

**No Public Comment**

**Motion:** Commissioner Milam for Approval.  
**Second:** Commissioner Peck  
**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt  
**Opposed:** Oroian

**MOTION PASSES**

**Chair Proffitt called a thirty-minute break at 5:38.**

**Commissioner Lopez left them meeting at 6:05.**

**Chair Proffitt called the meeting back to order at 6:05.**

**Commissioner Carrillo Haynes recused herself at 6:05.**

## **15-2 Related to not Requiring a Plat for Electrical Substations**

**No Public comment**

**Motion:** Commissioner Oroian for Approval.  
**Second:** Commissioner Garcia  
**In Favor:** Unanimous  
**Recused:** Commissioner Carrillo Haynes  
**Opposed:** None

**MOTION PASSES**

## **22-21 Related to Comprehensive Planning Program**

Micah Diaz, Planning Coordinator, City of San Antonio, gave presentation on proposed amendment.

### **Public Comment**

Ross Laughlin, 5975 Lockhill Road, spoke in favor.

**Motion:** Commissioner Carrillo Haynes for Approval.

**Second:** Commissioner Milam

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

## **16-5 Related to Modifying the Half Story Definition**

Ray Morales, Applicant, gave presentation on proposed amendment,

**Motion:** Councilman Courage for Approval.

**Second:** Commissioner Carrillo Haynes

**In Favor:** Garcia, Dessouky, Schindler, Oroian, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** Siegel, Milam

**MOTION PASSES**

## **16-1 Related to Reducing the Height Limit to 1 ½ Story for R-1 and R-2 and 2 ½ Story for R-3**

### **No Public Comment**

**Motion:** Commissioner Bustamante for Approval.

**Second:** Commissioner Peck

**In Favor:** Garcia, Dessouky, Schindler, Oroian, Courage, Peck, Carrillo Haynes, Proffitt, Milam

**Opposed:** Siegel

**MOTION PASSES**

### **7-1 Related to Fees In Lieu of Parkland Dedication**

Roque Duque De Estrada, Parks Department, City of San Antonio, gave presentation on proposed amendment.

#### **No Public Comment**

**Motion:** Commissioner Peck for Approval.  
**Second:** Commissioner Milam  
**In Favor:** Unanimous  
**Opposed:** None

#### **MOTION PASSES**

### **20-6 Related to the Historic and Design Review Commission and Creation of the Compliance and Technical Advisory Board**

#### **No Public Comment**

**Motion:** Commissioner Siegel for Approval.  
**Second:** Councilman Courage  
**In Favor:** Unanimous  
**Opposed:** None

#### **MOTION PASSES**

### **28-2 Related to Public Right-Of-Way Accessibility**

#### **No Public Comment**

**Motion:** Commissioner Peck for Approval.  
**Second:** Commissioner Oroian  
**In Favor:** Unanimous  
**Opposed:** None

#### **MOTION PASSES**

## **24-1 Related to Bicycle Facilities**

### **No Public Comment**

**Motion:** Commissioner Milam for Approval.  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

## **27-3 Related to Storm Water Low Impact Development**

Sabrina Santiago, Storm Water Department, City of San Antonio, gave presentation of proposed amendment.

### **No Public Comment**

**Motion:** Commissioner Peck for Approval.  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

## **5-16 Related to Oversized Vehicles**

Michael Uresti, Code Enforcement Manager, City of San Antonio, gave presentation on proposed amendment.

### **No Public Comment**

**Motion:** Commissioner Bustamante for Approval.  
**Second:** Commissioner Milam  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

## **5-26 Related to the Placement Value of Nonconforming Structures**

### **No Public Comment**

**Motion:** Commissioner Peck for Approval.

**Second:** Commissioner Siegel

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Milam, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** Oroian

### **MOTION PASSES**

### **Adjournment.**

There being no further business, the meeting was adjourned at 7:38 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary