

City of San Antonio



Minutes Planning Commission Development and Business Services Center 1901 S. Alamo

Wednesday, November 16, 2022

9:00 AM

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.

8:30 AM Work Session: 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.

9:01 AM – Call to Order

SeproTec translator were present.

Roll Call – Present: Proffitt, Carrillo Haynes, Garcia, Siegel, Lopez, Milam, Schindler, Bustamante, Councilman Courage

Absent: Peck, Dessouky, Oroian

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

Item #3	20-11800582 – Recusal purposes
Item #4	21-11800268 – Recusal purposes
Item #13	TPV 22-118 – Recusal purposes
Item #14	PA-2022-11600040 – Postponed
Item #16	PA-2022-11600098 – Individual Consideration
Item #18	PA-2022-11600091 – Individual Consideration

Voicemail

Lorain Cardona, spoke in support of PA 2022-11600100.

Public Comment

Phillip Manna, President of Alamo Farmsteads Babcock Road Neighborhood Association, spoke in support with caveat of Bandera Road Corridor Plan (Phase 1).

Joshua Jaeschke, Senior Planner, Planning Department, stated revision of maps would be considered prior to plan being presented to City Council.

Rudy Nino, Assistant Director, Planning Department, stated the map being presented has will be presented to City Council, however they would be working with the community to address concerns.

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 Hearing

Plats

Item #1

20-11800359: Request by Charlie Malmberg, VEP Lemon Creek, LP., for approval to replat and subdivide a tract of land to establish Lemon Creek Ranch Subdivision, generally located northeast of the intersection of Interstate 10 and Old Fredericksburg Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #2

20-11800536: Request by Bruce Whitis, WBW Single Development Group, LLC, for approval to subdivide a tract of land to establish Vista Real Phase I Subdivision, generally located southwest of the intersection of Loop 1604 and Schuwirth Road. Staff recommends approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #5

21-11800417: Request by Peter Greenblum, 326 Riverside, LLC. for approval to subdivide a tract of land to establish River South IDZ, generally located southeast of the intersection of Roosevelt Avenue and Riverside Drive. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #6

21-11800484: Request by Stephen Lieux, San Antonio LD, LLC, for approval to replat a tract of land to establish Lonesome Dove Hills Unit 2 Subdivision, generally located southeast of the intersection of Loop 1604 and Campbelton Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #7

21-11800545: Request by Fernando Garcia, MDYO, LLC., for approval to subdivide a tract of land to establish Milam MDYO IDZ Subdivision, generally located northeast of the intersection of Milam Street and Hackberry Street. Staff recommends approval. (Isaac Levy, Senior Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #8

21-11800684: Request by Rudy Munoz, Century Land Holdings II, LLC for approval to subdivide a tract of land to establish Timms Subdivision Unit 2 Subdivision, generally located southeast of the intersection of Campground Road and Fischer Road. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Item #9

22-11800004: Request by Chris Lynch, Gehan Homes, Ltd., for approval to replat and subdivide a tract of land to establish Verandas at the Rim Subdivision PH 1, generally located southeast of the intersection of Interstate 10 and Camp Bullis Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #10

22-11800038: Request by Jason Townsley, K.B.Home Lone Star Inc., for approval to subdivide a tract of land to establish Spanish Trails - Unit 1 West Subdivision, generally located northeast of the intersection of Alma Drive and South WW White Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #11

22-11800337: Request by Balwinder Dhillon, Amer Properties LLC., for approval to subdivide a tract of land to establish Palo Alto Cove Subdivision, generally located southwest of the intersection of Loop 410 and State Highway 16. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #12

22-11800501: Request by Victor De Santiago, Ortmen Properties, LLC for approval to replat and subdivide a tract of land to establish Springvale Subdivision, generally located northeast of the intersection of Springvale Drive and Gage Drive. Staff recommends approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #15**

PA-2022-11600076: (Continued from (10/26/2022) PLAN AMENDMENT CASE PA-2022-11600076 (Council District 1): A request by Killen, Griffin, and Farrimond, PLLC, representative, for approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Mixed Use” to “Urban Mixed Use” on 1.249 acres out of NCB 1714, located at 2200 McCullough Avenue. Staff recommends approval. (Associated Zoning Case Z-2022-10700163) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Item #17

PA-2022-11600086: PLAN AMENDMENT CASE PA-2022-11600086 (Council District 2): A request by Trey Jacobsen, representative, 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 “Community Commercial” on Lot 50, NCB 12856, generally located in the 200 Block of Prashner Drive. Staff recommends approval. (Associated Zoning Case Z-2022-10700227) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Item #19

PA-2022-11600100: PLAN AMENDMENT CASE PA-2022-11600100 (Council District 6): A request by Joel E Rodriguez, 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 “Neighborhood Commercial” to “Community Commercial” on Lot 1 and Lot 2, Block 1, NCB 2528, located at 1903 South Brazos Street. Staff recommends approval. (Associated Zoning Case Z-2022-10700291) (Adolfo Gonzalez, Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Item #20

PA-2022-11600101: PLAN AMENDMENT CASE PA-2022-11600101 (Council District 2): A request by Patrick Christensen, representative, for approval of a Resolution amending the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Parks/ Open Space” to “High Density Residential” on 0.691 acres out of NCB 1244 located at 102 Hines and 900 Larry Street. Staff recommends approval. (Associated Zoning Case Z-2022-10700297) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Item #21

PA-2022-11600102: PLAN AMENDMENT CASE PA-2022-11600102 (Council District 2): A request by Buck Benson, 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 “Community Commercial” on Lot 20 and Lot 21, NCB 12180, located at 2306 Austin Highway. Staff recommends approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Other Items**Item #22**

Resolution supporting the closure, vacation, and abandonment of a 0.188-acre tract (8,198 square feet) unimproved portion of the alley public right-of-way (ROW) platted in the Fairfield Manor Subdivision plat in Council District 2, as requested by RLR Investments LLC for a fee of \$20,495.00 to be deposited in the General Fund. (Mary L. Fors, Senior Real Estate Specialist; Public Works Department; (210) 207-4083; mary.fors@sanantonio.gov)

Item #23

S.P. 2295 – Resolution recommending the closure, vacation and abandonment of an improved Peyton Path Public Right-of-Way and an improved portion of Refugio Street and McMillan Place Public Right-of-Way within New City Block 886 in Council District 1, as requested by Artisan Park, LLC, for a fee of \$165,100.00. Staff recommends approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

Item #24

A resolution recommending the Bandera Road Corridor Plan (Phase 1) to City Council to become a component of the City’s Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

Item #25

A resolution recommending the Southeast Community Area Plan to City Council to become a component of the City’s Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

Item #26

EXT-22-12000013: PLAT-TIME EXT-22-12000013: Request by Daniel Aguilar, Bexar Engineering, 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 Trejo Subdivision, generally located at the intersection of Fredericksburg Road and Mockingbird Lane. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

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

MOTION PASSES

Commissioner Bustamante exited the boardroom at 9:17 for recusal purposes.

Item #3

20-11800582: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Solana Ridge LO Subdivision, generally located southwest of the intersection of Loop 410 and Ray Ellison Boulevard. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

21-11800268: Request by Richard Mott, Lennar Homes of Texas Land and Construction Ltd., for approval to subdivide a tract of land to establish Mission Del Lago Unit 17B (TIF) Subdivision, generally located southwest of the intersection of Loop 410 and US Highway 281. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Variances

Item #13

TPV 22-118: Requested by Richard Mott, P.E., Vice President of Land Development, Lennar Homes and Construction, LTD for a variance to remove trees in excess of the 80% significant tree and 100% heritage tree preservation requirement within both the 100-year Floodplain and Environmentally Sensitive Areas (ESA) as stated under the 2010 Tree Preservation Ordinance for (Sapphire Grove Unit 2A), generally located southeast of New Sulphur Springs Rd and Gardner Rd. Staff recommends approval. Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.johnson2@sanantonio.gov, Development Services Department.

Motion: Commissioner Siegel to approve items as presented
Second: Commissioner Milam
In Favor: Unanimous
Opposed: None
Recused: Bustamante

MOTION PASSES

Commissioner Bustamante re-entered the boardroom at 9:18 for recusal purposes.

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

PA-2022-11600098: (Continued from (10/26/2022) PLAN AMENDMENT CASE PA-2022-11600098 (Council District 3): A request by Gama Mendez Jr, PC, 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 “Low Density Residential” to “Community Commercial” on 1.823 acres out of NCB 11173, located at 9446 Espada Road. Staff recommends denial. (Associated Zoning Case Z-2022-10700278) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and stated the applicant is not present however he would like to request a continuance until December 14, 2022

Motion: Councilman Courage to continue until December 14, 2022
Second: Commissioner Garcia
In Favor: Carrillo Haynes, Garcia, Siegel, Lopez, Milam, Bustamante, Councilman Courage
Opposed: Proffitt

MOTION PASSES**Item #18**

PA-2022-11600091: PLAN AMENDMENT CASE PA-2022-11600091 (Council District 1): A request by Patrick Christensen, representative, for approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the comprehensive Master Plan of the City, by changing the future land use classification from “Employment/Flex Mixed Use” to “Regional Mixed Use” on the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859, generally located in the 200 Block of West Josephine Street. Staff recommends denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommended denial.

Patrick Christensen, representative, state he would like to request a continuance until December 14, 2022 to allow more time to continue working with the neighborhood association.

Motion: Commissioner Carrillo Haynes to continue until December 14, 2022
Second: Commissioner Schindler
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Item #27

Consideration and approval of October 26, 2022, Planning Commission Minutes.

A verbal vote was taken, and all voted in affirmative.

MOTION PASSES

Director's Report

Logan Sparrow, Policy Administrator, stated advertisements to fill vacancy on Planning Commission for has closed and will be moving forward to City Council. Lastly, Mr. Chris McCollin is our new Development Services Manager.

Adjournment.

There being no further business, the meeting was adjourned at 9:24 am.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary