

City of San Antonio



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

Wednesday, December 14, 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.

9:00 AM – Call to Order

SeproTec translator were not present.

Roll Call – Present: Carrillo Haynes, Peck, Dessouky, Garcia, Siegel, Lopez, Milam, Schindler, Bustamante, Oroian

Absent: Proffitt

Vice-Chair Carrillo Haynes stated all cases will be considered on the Consent Agenda excluding the following cases:

Item #7	21-11800511– Recusal purposes
Item #8	21-11800536– Recusal purposes
Item #14	22-11800471– Recusal purposes
Item #17	TPV 22-139 – Recusal purposes
Item #3	21-11800143 – Withdrawn
Item #18	PA-2022-11600103– Postponed
Item #19	PA-2022-11600091 – Individual Consideration
Item #20	PA-2022-11600098 – Individual Consideration
Item #22	PA-2022-11600106 – Individual Consideration
Item #23	PA-2022-1160011 – Individual Consideration
Item #24	PA-2022-11600112 – Individual Consideration

Public Comment

No Public Comment

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

21-11800042: Request by Mark Schendel, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 1 Road H Subdivision, generally located northwest of the intersection of Culebra Road and Kallison Bend. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #2

21-11800044: Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish University Village MPCD, generally located northwest of the intersection of Hausman Road and Interstate 10 West. Staff recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #4

21-11800338: Request by Tim Pruski, SA Ciudad LLC, for approval to subdivide a tract of land to establish Ciudad De Las Palomas Subdivision Unit 1, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #5

21-11800391: Request by Mark Schendel, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 14A, generally located northwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #6

21-11800393: Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish Project Hoops, generally located southeast of the intersection of Old Corpus Christi Road and Graf Road. Staff recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #9

21-11800554: Request by Baveljit Singh Samara, New Legend, Inc., for approval to subdivide a tract of land to establish Legend Transportation Subdivision, generally located southwest of the intersection of FM 1346 and FM 1516. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #10

21-11800592: Request by Lloyd Denton Jr., SA Willis Ranch Unit 4B & 5 LTD for approval to subdivide a tract of land to establish Willis Ranch, Unit 5B, (Enclave), generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #11

22-11800060: Request by Taylor Dreiss, Pecan Springs Development Company, LLC and Tom Dreiss, Toutant Ranch, LTD., for approval to replat and subdivide a tract of land to establish Pecan Springs Unit 3B, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #12

22-11800206: Request by Daau Georges & Rida Ayoub, Property Owners, for approval to replat a tract of land to establish GIRIGI Subdivision, generally located southwest of the intersection of Martin Luther King Drive and W.W. White Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #13

22-11800276: Request by Jaime Rodriguez, Yellowstone Fund 1, LLC, for approval to subdivide a tract of land to establish Hunter's Pond - Phase 6, generally located southeast of the intersection of southwest Loop 410 and Hunters Pond. Staff recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #15

21-11800448: Request by Mark Wolf, AHV BFR Global Potranco Property Owner, LLC,; and Blake Honigblum, Abiso Potranco, LP., for approval to subdivide a tract of land to establish 211 & Potranco, generally located southeast of the intersection of Potranco Road and Texas State Highway 211. Staff recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #16

TIMEEXT-22-12000010: Request by Ryan T. Lovell, Alamo Junction Rail Park, 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 Plat # 19-11800211 Alamo Junction Rail Park 9 AcTract, generally located southwest of the intersection of Richter Road and Alamo Junction. Staff recommends Approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)
Comprehensive Master Plan Amendments

Plan Amendments**Item #21**

PLAN AMENDMENT CASE PA-2022-11600104 (Council District 3): A request by Brown Ortiz, PC, representative, 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 "Specialized Center" and "Regional Center" to "General Urban Tier" on Lot 14, Block 1, NCB 4136E, generally located at 19000 block of Interstate Highway 37. Staff recommends Approval. (Associated Zoning Case Z-2022-10700307) (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Item #25

PLAN AMENDMENT CASE PA-2022-11600113 (Council District 6): A request by Brown and Ortiz, PC, representative, for Approval of a Resolution amending the West/Southwest Sector Plan land, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from from "General Urban Tier" to "Mixed Use Center" on Lot P-26A, NCB 15329, generally located at 600 block of Richland Hills Drive. Staff recommends Approval. (Associated Zoning Case Z-2022-10700324) (Camryn Blackmon, Planner, 210-207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Item #26

PLAN AMENDMENT CASE PA-2022-11600114 (Council District 3): A request by Killen, Griffin, and Farrimond, PLLC, representative, 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 "General Urban Tier" and "Mixed Use Center" to "General Urban Tier" on 15.00 acres out of NCB 11166, located at 1046 East Chavaneaux Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700326) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Item #27

PLAN AMENDMENT CASE PA-2022-11600116 (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential", "Parks/Open Space", and "Neighborhood Commercial" to "Industrial" on 331.126 acres out of NCB 17994, located at 7810 East Interstate Highway 10 and the 1400 block of South FM 1516. Staff recommends Approval. (Associated Zoning Case Z-2022-10700325) (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

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

MOTION PASSES**Recusals**

Commissioner Bustamante and Commissioner Oroian exited the boardroom at 9:03 for recusal purposes.

Item #7

21-11800511: Request by Brian Otto, Meritage Homes of Texas, LLC and Gregory McClure, Alamo Community College District, for approval to replat and subdivide a tract of land to establish Fox Falls Subdivision, generally located northwest of the intersection of Balcones Creek and Interstate 10. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #8

21-11800536: Request by Richard Mott, Lennar Homes and Richard Medina, City Public Service, for approval to subdivide a tract of land to establish Somerset Meadows, Unit 1, generally located northwest of IH35 and Somerset Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #14

22-11800471: Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 48C, Phases 1 & 3, PUD Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #17

TPV 22-139 - COM-PRJ-APP22-39802644 - Site Work – 1619 W Travis St. – Site Work Permit Requested by Ricardo Turrubiates of Mint Development, LLC for a variance to remove trees in excess of the 80% preservation of significant tree preservation within the Environmentally Sensitive Areas in place under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Motion:	Commissioner Peck to approve items as presented
Second:	Commissioner Garcia
In Favor:	Unanimous
Opposed:	None
Recused:	Commissioner Bustamante and Commissioner Oroian

MOTION PASSES

Commissioner Bustamante and Commissioner Oroian returned to the boardroom at 9:04.

INDIVIDUAL CONSIDERATION**Comprehensive Master Plan Amendments****Item #19**

(Continued from 11/16/2022) 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. (Associated Zoning Case Z-2022-10700256) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommended denial.

Patrick Christensen, representative for the applicant, gave presentation on proposed project.

Public Comment

Jose Alfero, 734 E. Ashby, spoke in opposition.

Chris Kurzan, 1528 W. Mulberry, spoke in opposition.

Motion: Commissioner Siegel to approve item as presented.
Second: Commissioner Milam
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #20**

(Continued from (11/16/2022) 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 recommended denial and stated that the applicant was not present, however he would like a continuance until January 11th.

Motion: Commissioner Milam to deny item as presented.
Second: Commissioner Siegel
In Favor: Garcia, Siegel, Dessouky, Schindler, Milam, Peck
Opposed: Lopez, Oroian, Bustamante, Carrillo Haynes

MOTION PASSES**Item #22**

PLAN AMENDMENT CASE PA-2022-11600106 (Council District 6): A request by Bobby Herrera, representative, for Approval of a Resolution amending the Highway 151 and Loop 1604 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed-Use" on 1.3 acres out of NCB 17639, located at 5679 Easterling and 5745 Easterling. Staff recommends Denial. (Associated Zoning Case Z-2022-10700313) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item and recommended denial.

Bobby Herrera, representative for applicant, gave presentation on proposed project.

Elizabeth Lopez, applicant, 7709 Lakeside, spoke on project.

Public Comment

Becky Perez, 10230 Mt. Crosby, spoke in opposition.

Motion: Commissioner Oroian to deny items as presented
Second: Commissioner Peck
In Favor: Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Peck, Carrillo Haynes
Opposed: Lopez

MOTION PASSES

Item #23

PLAN AMENDMENT CASE PA-2022-11600111 (Council District 5): A request by Anthony Almaraz, representative, for Approval of a Resolution amending the Lone Star 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 the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874 save and except 12.5 square feet conveyed to the City of San Antonio, located at 143 Forrest Avenue and 145 Forrest Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700320) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommended approval.

Anthony Almaraz, representative for the applicant, presented proposed project.

Motion: Commissioner Siegel to approve item as presented.
Second: Commissioner Milam
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #24

PLAN AMENDMENT CASE PA-2022-11600112 (Council District 5): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the Nogalitos/South Zarzamora 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 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700322) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommended denial.

Ashley Farrimond, representative for applicant, gave presentation on proposed project.

Motion: Commissioner Peck to approve item as presented.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Item #28

Consideration and Approval of November 16, 2022 Planning Commission Minutes.

Motion: Commissioner Schindler to approve item as presented.
Second: Commissioner Siegel
In Favor: Unanimous
Opposed: None
Abstain: Commissioner Peck, Commissioner Dessouky

MOTION PASSES

Staff brought it to the attention that voicemails from item #19 were not played while the item was being heard. Voicemails were played.

Public Comment

Item #19

Voicemails

Aaron Landry, 810 E. Ashby, spoke in opposition.
Anneli Kunz, 404 E. Myrtle, spoke in opposition.
Christopher Gonzalez, 810 E. Ashby, spoke in opposition.
Jose Alfaro, 734 E. Ashby, spoke in opposition.
Teresa Bemisderfer, 7189 E. Ashby, spoke in opposition.
Richard Fritz, 746 E. Ashby, spoke in opposition.

The commissioners discussed Item #19 and made the decision that the item did not need to be reheard, motion for approval stands.

Adjournment.

There being no further business, the meeting was adjourned at 10:34 am.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary

