

City of San Antonio



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

Wednesday, February 8, 2023

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.

Work Session – 1:30 PM 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

2:00 PM – Call to Order

SeaproTec translator were present.

Roll Call – Present: Proffitt, Peck, Garcia, Lopez, Siegel, Milam, Schindler, Dessouky
Absent: None

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

Item #11 PA-2023-11600002 – Individual Consideration

Public Comment

Fidel Gomez, stated his residence is next door to the property and is concerned with the type of business would be operating. He stated he would like to request a high fence to protect his children as they play outside.

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 Hearing
Plats**Item #1**

21-11700006: Request by Pulte Homes of Texas, LP, HDC Davis Ranch II, LLC, and Davis McCrary Property Trust for approval of an Alternative Pedestrian Plan to establish McCrary Tract Subdivision, generally located Northwest of Culebra Road and Loop 1604. Staff recommends approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

Item #2

21-11800143: Request by Gil Berkovich, Alamar SA, LLC, for approval to subdivide a tract of land to establish Alamar Subdivision, generally located southeast of the intersection of Bulverde Road and Gold Canyon Road. Staff recommends Approval. Staff Recommends approval. (Isaac Levy, Senior Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

Item #3

21-11800158: Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group, Inc. for approval to subdivide a tract of land to establish Stolte Ranch Unit 5, generally located southwest of the intersection of Talley Road and Elm Forest. Staff Recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

Item #4

21-11800269: Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD, for approval to subdivide a tract of land to establish Mission Del Lago Unit 17C (PUD) Subdivision, generally located southwest of the intersection of Mission Del Lago Parkway and US Highway 281. Staff Recommends approval. (Nicole Salinas, Planning Coordinator, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #5

21-11800273: Request by Lloyd A. Denton, 2020 FI Nabors, LLC. for approval to subdivide a tract of land to establish Roy White Unit 1, located northwest of the intersection of Donop Road and Old Corpus Christi Road. Staff Recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

Item #6

21-11800386: Request by Fred Ghavidel, Ovaro Investments, L.L.C., for approval to replat and subdivide a tract of land to establish Comanche Ridge Subdivision Unit 5, generally located southeast of the intersection of Loop 1604 and Nacogdoches. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #7

22-11800110: 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 13 (TIF) Subdivision, generally located southwest of the intersection of Loop 410 and US Highway 281. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #8

22-11800350: Request by Randy Weisburd, Vista at Silver Oaks, LP, for approval to replat a tract of land to establish Vista at Silver Oaks Subdivision, generally located northwest of the intersection of Lockhill-Selma Road and West Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #9

22-11800427: Request by George B. Hernandez, Jr., Bexar County Hospital District, for approval to replat and subdivide a tract of land to establish UH Vida Subdivision, generally located southeast of the intersection of Loop 410 and Zarzamora Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments**Item #11**

PLAN AMENDMENT CASE PA-2022-11600115 (Council District 2): A request by Noe Guerrero, applicant and property owner, 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 “Medium Density Residential” to “Neighborhood Commercial” on Lots 38, 39 and 40, Block 8, NCB 10246, located at 207 Ferris Avenue. Staff recommends approval. (Associated Zoning Case Z-2022-10700331) (Adolfo Gonzalez, Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Minutes**Item #12**

Consideration and Approval of Planning Commission Minutes for the January 25, 2023 meeting.

Motion: Commissioner Peck to approve items as presented

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

MOTION PASSES

Individual Consideration

Item #10

PLAN AMENDMENT CASE PA-2022-11600115 (Council District 2): A request by Noe Guerrero, applicant and property owner, 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 “Medium Density Residential” to "Neighborhood Commercial" on Lots 38, 39 and 40, Block 8, NCB 10246, located at 207 Ferris Avenue. Staff recommends approval. (Associated Zoning Case Z-2022-10700331) (Adolfo Gonzalez, Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

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

MOTION PASSES

Director’s Report – No Report

Adjournment.

There being no further business, the meeting was adjourned at 2:13 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary