

**City of San Antonio**



**Minutes**

**Planning Commission**

Development and Business Services

Center

1901 S. Alamo

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**Wednesday, February 22, 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**

**SeproTec translator were present.**

**Roll Call – Present:** Proffitt, Peck, Garcia, Lopez, Siegel, Milam, Schindler, Dessouky, Faulkner, Councilman Courage

**Absent:** None

Chair Proffitt turned meeting over to staff for Election of Officers.

**Election of Officers**

Logan Sparrow, Policy Administrator, opened the floor for nominations for Chairman.

Commissioner Peck nominated Commissioner Proffitt for Chairman.  
All voted in affirmative.

**AYES:** Proffitt, Peck, Garcia, Lopez, Siegel, Milam, Schindler, Dessouky, Faulkner

**NAYS:** None

Logan Sparrow, Policy Administrator, opened the floor for nominations for Vice Chairman.

Chair Proffitt nominated Commissioner Peck for Vice Chair

All voted in affirmative.

**AYES:** Proffitt, Peck, Garcia, Lopez, Siegel, Milam, Schindler, Dessouky, Faulkner

**NAYS:** None

Logan Sparrow, Policy Administrator, opened the floor for nominations for Pro-Tem.

Vice Chair Peck nominated Commissioner Siegel for Pro-Tem

All voted in affirmative.

**AYES:** Proffitt, Peck, Garcia, Lopez, Siegel, Milam, Schindler, Dessouky, Faulkner

**NAYS:** None

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

Item #7            PA-2023-11600003 – 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 Hearing**

**Plats**

**Item #1**

**21-11800092:** Request by Bob Devillier, Blue Wing Trails LTS., for approval to subdivide a tract of land to establish Blue Wing Trails Subdivision Unit 2, generally located northeast of the intersection of Blue Wing Road and Mickey Road. Staff Recommends approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #2**

**21-11800110:** Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Alamo Ranch Parkway & Galm Road Subdivision, generally located west of the intersection of Roft Road and Alamo Ranch Road. Staff recommends approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #3**

**21-11800157:** Request by Chris D. Goble, Union Pacific Railroad Co., for approval to subdivide a tract of land to establish Wolf Road Extension Subdivision, generally located east of the intersection of Loop 1604 and Macdona Lacoste. Staff Recommends approval. (Nicole Salinas, Planning Coordinator, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #4**

**21-11800301:** Request by Harry Haus, Lindsay Haus Development, LLC., Vintage Oaks, LLC., and Jordan Love, Lovehous Development, LLC., for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 16B, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff Recommends approval. (Nicole Salinas, Planning Coordinator, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #5**

**22-11800117:** Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Higdon Crossing, Unit 1, generally located northeast of the intersection of Higdon Road and South W.W. White Road. Staff Recommends approval. (Isaac Levy, Senior Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

**Variances****Item #6**

**TPV 22-039:** Requested by Travis Elseth, P.E. with KFW Engineers for a variance to remove trees in excess of the 80% preservation of significant tree preservation within the Environmentally Sensitive Areas and 100% heritage tree preservation requirement within the Floodplain as stated under the 2010 Tree Preservation Ordinance for Elizondo Subdivision, generally located at North of the intersection of IH-10 and Freudenburg Road. Staff supports the variance request. (Herminio Griego, Assistant City Arborist, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services)

**Comprehensive Master Plan Amendments****Item #8**

**PLAN AMENDMENT CASE PA-2023-11600004** (Council District 2): A by request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the Eastern Triangle Community Plan land use classification from "High Density Residential" to "Regional Commercial" on 0.935 acres out of NCB 10675, generally located in the 3000 block of East Interstate Highway 10. Staff recommends Approval. (Associated Zoning Case Z-2023-10700020) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

**Minutes****Item #9**

Consideration and Approval of Planning Commission Minutes for the February 8, 2023, meeting.

**Motion:** Commissioner Milam to approve items as presented  
**Second:** Commissioner Siegel  
**In Favor:** Unanimous  
**Opposed:** None  
**Abstained:** Faulkner

**MOTION PASSES****Individual Consideration****Comprehensive Master Plan Amendments****Item #7**

**PLAN AMENDMENT CASE PA-2023-11600003** (Council District 7): A request by Ron Mangum, 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 "Medium Density Residential" to "Regional Commercial" on the south 180 feet of the north 475 feet of Lots 1 and 2, Block 1, NCB 14662, located at 8491 Abe Lincoln Road. Staff recommends denial. (Associated Zoning Case Z-2023-10700018) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Ann Benavides, Planner, presented item. She stated 7 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and Alamo Farmstead and Oakland Neighborhood Associations are in opposition. Staff also received 18 notices in opposition outside the 200-foot radius.

Cornell Magnum, applicant, stated the purpose of this change is to continue to park 18 wheelers in the back of the property. He stated the opposition live more than a mile from his property and does not feel they would not be impacted.

**Public Comment****Voicemail**

Allison Ames, spoke in opposition.

Sam Ames, spoke in opposition.

**In Person**

Steven Cushman, representing Alamo Farmstead Neighborhood Association, spoke in opposition.

Marcus Perron, spoke in opposition.

Stephen Becker, spoke in opposition.

**Rebuttal**

Cornell Magnum, applicant, stated he has not visited with the surround neighbors to address their concerns, nor has he received any noise violations citations. He further stated they do not work on the weekends. Their hours are weekly starting from 6:00 am to 3:30 pm

**Motion:** Commissioner Peck to recommend denial of this item  
**Second:** Commissioner Schindler  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Director's Report** – No Report

**Adjournment.**

There being no further business, the meeting was adjourned at 2:38 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary