

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, April 12, 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 P.M.-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: Faulkner, Garcia, Dessouky, Lopez, Schindler, Milam, Oroian, Siegel, Peck, Proffitt

Absent: None

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

Item #18	PA-2022-11600079 – Request for Continuance
Item #17	PA-2022-11600063 – Postponed
Item #16	PA-2023-11600019 – Withdrawn
Item #20	PA-2023-11600016 – Withdrawn

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

21-11800169: Request by Jason Townsley, K.B. Home Lone Star INC., for approval to replat and subdivide a tract of land to establish Preserve at Culebra – Unit 3 Subdivision, generally located Southwest of the intersection of Culebra Road and Galm Road. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #2

21-11800354: Request by Randal McLeaird, 1411 E. Sandalwood, LLC., for approval to replat and subdivide a tract of land to establish Sandalwood Development (IDZ-2), generally located northeast of the intersection of Interstate 35 North and Rittiman Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #3

21-11800622: Request by James Kandasamy, Achieve Investment Group, for approval to replat and subdivide a tract of land to establish Wurzbach Rd Apartments Subdivision, generally located northeast of the intersection of Loop 410 and Ingram Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

21-11800661: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Millbrook-Unit 4, generally located west of the intersection of Briggs Ranch and State Highway 211. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #5

21-11800671: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Millbrook – Unit 1A Subdivision, generally located Northwest of the intersection of US Highway 90 and State Highway 211. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #6

22-11800109: Request by Patrick Flanagan, Rosehaven Homes, LLC, for approval to subdivide a tract of land to establish Rosemont Hill PUD Subdivision, generally located Northwest of the intersection of Bandera Road and Tezel Road. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #7

22-11800163: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Thomas Tract Subdivision, generally located northeast of the intersection of Talley Road and Tamaron Pass. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #8

22-11800232: Request by Dr. Mechiel Rozas, School of Excellence in Education, for approval to subdivide a tract of land to establish LTS Alamo Ranch II Subdivision, generally located Southwest of the intersection of Culebra Road and Galm Road. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119 Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #9

22-11800357: Request by Shad Schmid, King fish Development, LLC, for approval to subdivide a tract of land to establish Verdin Subdivision Unit 1, generally located northwest of the intersection of Loop 1604 and State Highway 16 South. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #10

22-11800509: Request by Taylor Dreiss, Pecan Springs Development Company, LLC, for approval to subdivide a tract of land to establish Pecan Springs Unit 3C, PUD Subdivision, generally located Southwest of the intersection of Anaqua Springs and Toutant Beauregard Road. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119 Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #11

22-11800560: Request by Samantha Burke, Brooks Development Authority, for approval to replat and subdivide a tract of land to establish Project Global Subdivision, generally located northeast of the intersection of Interstate 37 and Loop 410 South. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #12

22-11800607: Request by Kenneth Cohen, Vista at Thousand Oaks, LP, for approval to replat and subdivide a tract of land to establish Vista at Thousand Oaks Subdivision, generally located Southeast of the intersection of Thousand Oaks Drive and Nacogdoches Road. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #13

22-11800711: Request by Imtiaz Hussain, for approval to replat and subdivide a tract of land to establish Waldo Residential Subdivision, generally located southeast of the intersection of Waldo Drive and Empire Street. Staff Recommends Approval. (Suzanna Marshall, Planner, 210-207-7898, Suzanna.Marshall@sanantonio.gov, Development Services Department).

Variances**Item #14**

FPV#23-001: Request by Lydia Garza, homeowner for 4119 W. Houston St, for approval of an AEVR/floodplain variance to Appendix F, Section 35-F132 (7)(A), which prohibits improvements to a structure in the 100-year floodplain beyond 50% of the fair market value of said structure. Improvements are associated with permit # APP-21-35010726. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Item #15

FPV#23-002: Request by Juana & Rogelio Flores, homeowners for 1402 Morales, for approval of an AEVR/floodplain variance to Appendix F, Section 35-F132 (7)(A), which prohibits improvements to a structure in the 100-year floodplain beyond 50% of the fair market value of said structure. Improvements are associated with permit # APP-22-35013002. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Comprehensive Master Plan Amendments**Item #19**

PA-2023-11600009: A request by Ramiro Reyes, representative, for Approval of a Resolution amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Employment/Flex Mixed-Use" on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700033) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Item #21

PA-2023-11600018: A request by Ortiz McKnight, 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 "Suburban Tier" to "Specialized Center" on 108.318 acres out of CB 4006, located at 16795 South US Highway 281. Staff recommends Approval. (Associated Zoning Case Z-2023-10700070) (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

2:01 – Commissioner Schindler left meeting for recusal on Item # 21.

Motion: Commissioner Peck to approve items as presented
Second: Commissioner Garcia
In Favor: Faulkner, Garcia, Dessouky, Lopez, Milam, Oroian, Siegel, Peck, Proffitt
Opposed: None
Recused: Faulkner

MOTION PASSES

Individual Consideration

Comprehensive Master Plan Amendments

Item #18

PA-2022-11600079: 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 "Urban Low Density Residential" to "High Density Residential" on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Zoning Case Z-2022-10700211) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Zoning Planner, presented item. She stated There were 3 notices mailed; 0 in favor, 0 opposed within 200 feet. There is no registered neighborhood association. The applicant was not present and is seeking a continuance until May 10, 2023.

Motion: Commissioner Siegel to approve items as requested for a continuance to May 10, 2023.
Second: Commissioner Peck
In Favor: Faulkner, Dessouky, Lopez, Schindler, Milam, Oroian, Siegel, Peck, Proffitt
Opposed: None
Abstained: Garcia

MOTION PASSES

Minutes

Item #22

Consideration and Approval of March 22, 2023 Planning Commission Minutes.

Motion: Commissioner Dessouky to approve items as presented
Second: Commissioner Milam
In Favor: Faulkner, Dessouky, Lopez, Schindler, Milam, Peck, Proffitt
Opposed: None
Abstained: Garcia, Oroian, Siegel

MOTION PASSES

Director's Report

No Directors Report.

Adjournment.

There being no further business, the meeting was adjourned at 2:06 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary