

**City of San Antonio**



**Minutes**

**Planning Commission**

Development and Business Services  
Center  
1901 S. Alamo

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**Wednesday, May 10, 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:** Faulkner, Garcia, Dessouky, Lopez, Milam, Oroian, Sipes, Peck, Proffitt

**Absent:** Schindler, Siegel

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

|          |   |
|----------|---|
| Item #8  | 22-11800525 – Recusal                       |
| Item #9  | PA-2022-11600079 – Individual Consideration |
| Item #11 | PA-2023-11600024 – 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.*

Commissioner Lopez left the boardroom at 2:02 PM for recusal purposes.

**Consent Hearing**

**Plats**

**Item #1**

**21-11800016:** Request by David Robey, QTS San Antonio III, LLC., for approval to subdivide a tract of land to establish Omicron Subdivision, generally located southwest of the intersection of Highway 211 and Potranco Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #2**

**21-11800416:** Request by Aole Ansari, GG B2R Pecan Avenida, for approval to subdivide a tract of land to establish Elizondo Subdivision Unit 2, generally located southwest of the intersection of Interstate Highway 10 and FM 1518. Staff Recommends Approval. (Tiffany Turney, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #3**

**22-11800123:** Request by Black Harrington, Arroyo Cap 11-2, LLC, for approval to and subdivide a tract of land to establish Luensmann Unit-1A Subdivision, generally located northwest of the intersection of Loop 1604 and FM 1346. Staff Recommends Approval. (Suzanna Marshall, Planner, 210-207-7898, Suzanna.marshall@sanantonio.gov, Development Services Department).

**Item #4**

**22-11800157:** Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Highpoint Unit-2C Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #5**

**22-11800168:** Request by Angelica Faith Lugma & Sean Miller, Pulte Homes of Texas LP, for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision Unit 4A, generally located southwest of the intersection of Bandera Road and North Loop 1604 West. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #6**

**22-11800194:** Request by Blake Harrington, Arroyo Cap II-2, LLC and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Jungman Tract Unit-3 Subdivision, generally located southeast of the intersection of US Highway 90 and Jungman Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #7**

**22-11800213:** Request by Blake Harrington, Arroyo CAP II-2, LLC, and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Echtle Tract Unit-2 Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #8**

**22-11800525:** Request by Jose Luis Gonzalez, Investments Robles LLC., for approval to replat and subdivide a tract of land to establish Menefee Boulevard Land Development Subdivision, generally located southwest of the intersection of Interstate Highway 90 and South General McMullen. Staff Recommends Approval. (Joslyn Fischer, Planner, 210-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments****Item #10**

**PLAN AMENDMENT CASE PA-2022-11600063 (Council District 7):** A request by Mitsuko E. Ramos, representative, for Approval of a Resolution amending the West/ Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Regional Center" on Lot 96, Block B, NCB 11513, located at 1331 Bandera Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700170) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

**Item # 12**

**PLAN AMENDMENT CASE PA-2023-11600025 (Council District 2):** A request by Killen, Griffin, and Farrimond, PLLC, 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 "High Density Residential" to "Community Commercial" on 1.5 acres out of NCB 10614, located at 4847 East Houston Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700102) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

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

**MOTION PASSES**

Commissioner Lopez returned to the meeting at 2:03 PM.

**Individual Consideration**

**Comprehensive Master Plan Amendments**

**Item #9**

(Continued from 04/12/2023) **PLAN AMENDMENT CASE PA-2022-11600079** (Council District 2): 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)

Kellye Sander, Planning Coordinator, presented item. She stated that applicant is requesting a continuance until June 14, 2023. 50 notices sent within 200 feet. One received in favor, six opposed and no response from Government Hill Neighborhood Association. Outside the 200 feet, one was received in favor and one in opposition.

Emily Weisner, representative, requested continuance to May 24, 2023 due to the fact that there are significant amendments being made to the plans, including height and density reductions.

**Motion:** Commissioner Peck for continuance as requested to May 24, 2023  
**Second:** Commissioner Milam  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #11**

**PLAN AMENDMENT CASE PA-2023-11600024** (Council District 1): A request by Ortiz McKnight, 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 "Regional Mixed Use" on all of Block 7, NCB 1897, located at 310 West Ashby Place. Staff recommends Approval. (Associated Zoning Case Z-2023-10700096) (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item. She stated that 19 notices were sent within the 200 feet. Two were received in favor, zero in opposition. There was no response from the Tobin Hill Neighborhood Association and the Monte Vista Historical Society is in favor.

Daniel Ortiz, representative, gave presentation on proposed project which is a proposed mixed-use development with entertainment venue, limited hotel, restaurant, and club uses.

**Motion:** Commissioner Milan to approve item as presented  
**Second:** Commissioner Garcia  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Minutes**

**Item # 13** Consideration and Approval for the April 26, 2023 Planning Commission Minutes.

**Motion:** Commissioner Milam for approval for item as presented  
**Second:** Commissioner Peck  
**In Favor:** Unanimous  
**Opposed:** None  
**Abstained:** Oroian

**MOTION PASSES**

**Adjournment.**

There being no further business, the meeting was adjourned at 2:23 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary