

City of San Antonio



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

Wednesday, April 23, 2025

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:08 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Sanchez, Garcia, Lopez, Milam, Bustamante, Siegel, Proffitt, Peck

Absent: Dessouky, Ouellette

Interpretation Services were present.

Chair Peck stated all cases will be considered on the Consent Agenda except for:

Item #2: LAND-PLAT-24-11800078 – Postponed

Item #5: REQ-CMRORAEVR-25-44400016 – Individual Hearing

Item #7: PLAN AMENDMENT CASE PA-2025-11600023 – Individual Hearing

Item #8: PLAN AMENDMENT CASE PA-2025-11600016 – Individual Hearing

Item #9: PLAN AMENDMENT CASE PA-2025-11600027 – Individual Hearing

Item #11: PLAN AMENDMENT CASE PA-2025-11600029 – Individual Hearing

Item #12: PLAN AMENDMENT CASE PA-2025-11600030 – Individual Hearing

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.

Kellye Sanders, Policy Coordinator, stated that the applicant for item # 14 made an amendment to the subject property to .691 out of NCD 10915.

CONSENT HEARING

Plats:

Item #1

LAND-PLAT-23-11800181: Request by Hector Augusto Castro, for approval to subdivide a tract of land to establish Toudouze Estates Subdivision, generally located southwest of the intersection of Rockport Road and Toudouze Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-24-11800184: Request by Michael Taylor, Habitat For Humanity of San Antonio, INC, for approval to subdivide a tract of land to establish 223 Yucca Subdivision, generally located northeast of the intersection of Hallie Avenue and Yucca Street. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-24-11800343: Request by Carson Trainer, Chesmar Homes, LLC, for approval to replat and subdivide a tract of land to establish Prominence Phase 2 Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. **Staff recommends Approval.** (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Variances:

Item #6

REQ-CMRORAEVR-25-44400172: Request by City of San Antonio Public Works Department's Project Delivery Division for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2025186 for the Seeling Drainage Phase IV capital improvement project generally located along Seeling Blvd between Lowery Drive and Alazan Creek. The engineering analyses show the project improvements will cause water surface elevation rises that exceed the maximum allowed under Section 35-F124(c)(2) of Appendix F, the city's floodplain ordinance. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Comprehensive Master Plan Amendments:

Item #10

PLAN AMENDMENT CASE PA-2025-11600028 (Council District 4): A request by Patrick Christensen, 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 land use classification from "Agribusiness RIMSE Tier" to "General Urban Tier" on 11.38 acres out of CB 4295, located at 12591 State Highway 16 South. Staff recommends Approval. (Associated Zoning

Case Z-2025-10700057) (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department).

Item #13

PLAN AMENDMENT CASE PA-2025-11600031 (Council District 1): A request by Killen, Griffin, & Farrimond, PLLC, Representative, for Approval of a Resolution amending the San Antonio International 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 "Medium Density Residential" on Lot 9, Block 6, NCB 9849, located at 102 Conway Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700095) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Item #14

PLAN AMENDMENT CASE PA-2025-11600034 (Council District 3): A request by David Phipps, 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 land use classification from "Country Tier" to "Suburban Tier" on Lot 2, Block 4, NCB 10915, located at 10290 Southton Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700100 CD) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Other Items:**Item #15**

Resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, within the southern sector of the City of San Antonio by naming the East / West Connector from IH35 to IH 37 as "South Texas Parkway"; reclassifying a section from IH 35S to SH 16 from an "Enhanced Secondary Arterial 120'-142'" to "Freeway 250'-500'"; create a "Freeway" alignment from SH 16 along Lone Star Pass to Blue Wing Road; reclassify a section along Blue Wing Road to IH 37 from a "Super Arterial Type A 200'-250'" to "Freeway 250'-500'"; and reclassify the Kelly Parkway / Mauermann alignment from south of Loop 410 to Pleasanton Road from a "Super Arterial Type A 200'-250'" to a "Secondary Arterial Type A 86'" and moving the alignment to follow Mauermann Road to Pleasanton Road, within Council Districts 3 & 4. Staff recommends Approval. (Isaac Levy, Senior Transportation Planner, 210-207-5456, Isaac.Levy@sanantonio.gov, Transportation Department).

Approval of Minutes**Item #16**

Consideration and Approval of the April 9, 2025, Planning Commission minutes.

Public Comment**Voicemail**

William Warren, spoke in opposition of item #15.

Motion: Commissioner Proffitt made a motion to approve all items as amended
Second: Commissioner Milam
In Favor: Proffitt, Milam, Sanchez, Garcia, Lopez, Bustamante, Siegel, Proffitt, Peck
Opposed: None

MOTION PASSES

Individual Hearing

Item #5

REQ-CMRORAEVR-25-44400016: Requested by Kevin Chavez, HOLT Renewables, LLC. for a variance to remove trees in excess of the 80% significant tree preservation requirement within the 100-year floodplain buffer/ESA as stated under the 2023 Tree Preservation Ordinance for the Intertek Solar Project, located at 4950 Callaghan. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Mark Bird, city arborist, presented item. Staff recommends approval.

Justin Crowbaugh, arborist and representative for applicant went over the proposed plans for the project.

Motion: Commissioner Proffitt made motion to approve item as presented.
Second: Commissioner Milam
In Favor: Proffitt, Milam, Sanchez, Garcia, Lopez, Bustamante, Siegel, Peck
Opposed: None

MOTION PASSES

Item #7

(Continued from 4/9/2025) PLAN AMENDMENT CASE PA-2025-11600023 (Council District 1): A request by Killen, Griffin, & 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 "Employment/Flex Mixed-Use" and "Urban Mixed-Use" to "Regional Mixed-Use" on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue. **Staff recommends Approval.** (Associated Zoning Case Z-2025-10700069) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Kellye Sanders, Planning Coordinator, stated applicant is requesting a three-week continuance to the May 14, 2025, Planning Commission meeting.

Motion: Commissioner Siegel made a motion to approve the continuance
Second: Commissioner Milam
In Favor: Siegel, Milam, Sanchez, Garcia, Lopez, Bustamante, Siegel, Proffitt. Peck

Opposed: None

MOTION PASSES

Item # 8

PLAN AMENDMENT CASE PA-2025-11600016 (Council District 6): A request by Patrick Christensen, 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 "Neighborhood Mixed-Use" to "Community Commercial" on Lot 1 and Lot 2, Block 3, NCB 17637, generally located in the 5000 block of Rogers Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700013 CD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Samantha Benavides, zoning planner, presented item. 21 notices mailed; 0 in favor; 4 opposed; Mountain View Acres Neighborhood Coalition is in favor. Staff recommends denial.

Patrick Christenson, representative, presented proposed project.

Public Comment

Michael Valdez, spoke in opposition.

Motion: Commissioner Siegel made motion to approve the applicant's request
Second: Commissioner Proffitt
In Favor: Siegel, Proffitt, Sanchez, Garcia, Lopez, Milam. Bustamante, Peck
Opposed: None

MOTION PASSES

Item #9

PLAN AMENDMENT CASE PA-2025-11600027 (Council District 10): A request by SA Life Academy, Representative, for Approval of a Resolution amending the Northeast Inner Loop Neighborhood 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 Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700086) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated applicant is requesting a three-week continuance to the May 14, 2025, Planning Commission meeting.

Motion: Commissioner Proffitt made motion to approve the continuance
Second: Commissioner Milam
In Favor: Proffitt, Milam. Sanchez, Garcia, Lopez, Bustamante, Siegel, Peck
Opposed: None

MOTION PASSES

2:40 PM, Commissioner Peck left meeting for recusal purposes.

Item #11

PLAN AMENDMENT CASE PA-2025-11600029 (Council District 3): A request by Killen, Griffin & 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 "Country Tier" to "Rural Estate Tier" on Lot P-18D, CB 4012, generally located in the 19000 block of Trumbo Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700002) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Eradio Gomez, Senior Zoning Planner, presented item. Thirteen notices were sent, with zero returned in favor and zero returned opposed. There is no Neighborhood Association within 200'. Staff recommends denial.

Emily Whise, representative, presented proposed project.

Motion: Commissioner Milam made motion to approve the applicant's request.

Second: Commissioner Siegel

In Favor: Milam, Siegel, Sanchez, Garcia, Lopez, Bustamante, Proffitt,

Opposed: None

Recused: Peck

MOTION PASSES

2:46 PM, Commissioner Peck rejoined the meeting.

3:00 PM, Commissioner Bustamante left the meeting.

Item #12

PLAN AMENDMENT CASE PA-2025-11600030 (Council District 5): A request by Jose Luis Noriega Jr., Representative, for Approval of a Resolution amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Mixed Use" to "Light Industrial" on the south 39.2 feet of the west 47.36 feet of Lot 11 and the south 60 feet and north 94.6 feet of Lot 12, Block 8, NCB 2361, located at 402 and 406 South Zarzamora Street. Staff recommends Denial. (Associated Zoning Case Z-2025-10700090) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Bronte Frere, Zoning Planner, presented item. Twenty-two notices were mailed out, zero returned in favor, two against. There was no response from Prospect Hill Neighborhood Association or Historic Westside Residents Neighborhood Association. Staff recommends denial.

Jose Noriega, Jr., representative, gave presentation of proposed project.

Public Comment

Frank Sanchez, spoke in opposition.

Voicemails

Linda Ortega, spoke in opposition.

Michelle Salazar, spoke in opposition.

Sandy Mitchell, spoke in opposition.

Motion: Commissioner Garcia made a motion to support staff's decision and deny applicant's request.

Second: Commissioner Siegel

In Favor: Garcia, Siegel, Sanchez, Lopez, Milam, Proffitt, Peck

Opposed: None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 3:14 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary