

City of San Antonio



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

Wednesday, January 8, 2025

2:00 PM

1901 S. Alamo

The meeting was called to order by Vice Chair Proffitt at 2:15 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Garcia, Lopez, Ouellette, Milam, Sipes, Siegel, Proffitt, Peck

Absent: Faulkner, Dessouky, Lopez

Interpretation Services were present.

Chair Peck stated all cases will be considered on the Consent Agenda.

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

LAND-PLAT-23-11800016: Request by Lloyd A. Denton, Jr., Shavano Rogers North No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands Hilltop (Enclave) Subdivision, generally located southeast of the intersection of Northwest Military Highway and Shavano Ranch. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-23-11800241: Request by Jordan Love, Lovehaus Development, LLC. , for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 14C Subdivision, generally located southwest of the intersection of Potranco Road and County Road 381 South. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-23-11800276: Request by Jason Townsley, K.B. Home Lone Star, INC., for approval to replat and subdivide a tract of land to establish Perserve at Culebra - Unit 7 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-23-11800392: Request by Charles Marsh, Jen Texas 33, LLC, for approval to subdivide a tract of land to establish Mangold Tract Unit-1 Subdivision, generally located south of the intersection of State Highway 211 and Culebra Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT- 24-11800137: Request by Lloyd A. Denton Jr., SA Highland Estates Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 5 (Enclave) Subdivision, generally located southwest of the intersection of east Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-24-11800238: Request by Kimberly Brown, New Covenant Missionary Baptist Church, for approval to replat and subdivide a tract of land to establish The Glenoak Division Subdivision, generally located northwest of the intersection of US Highway 87 and Loop 410. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-24-11800349: Request by Lee Baker III, Maxland Enterprises LLC, for approval to subdivide a tract of land to establish Agave Unit 5 Subdivision, generally located southwest of the intersection of Hildebrandt Road and W.W. White Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Variances**Item #8**

REQ-CMRORAEVR-24-444000584: Requested by Nick Van Delist, P.E. with Moy Tarin Ramirez Engineers for a tree variance to remove tree stand in excess of the 80% preservation requirement within the Environmentally Sensitive Areas and floodplain and heritage trees in excess of the 100% preservation requirement in the floodplain as stated under the 2023 approved Tree Preservation Ordinance for the CIP CPS Energy Scenic Loop Transmission Line TPP. The project is generally located at the intersection of Lost Valley Drive and Toutant Beauregard Road and extends approximately 4.3 miles through the Pecan Creek floodplain to Crow Ranch Road. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #9**

PLAN AMENDMENT CASE PA-2024-11600083 (San Antonio ETJ - Closest to Council District 4): A request by Pape-Dawson Engineers, representative, for Approval of a Resolution amending the Lackland Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Community Commercial" on Lot 5, Block 126, CB 4332, located at 9852 Marbach Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Item #10

PLAN AMENDMENT CASE PA-2024-11600097 (Council District 1): A request by Rene Espinosa, representative, for Approval of a Resolution amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Public Institutional" to "Community Commercial" on Lot 18, NCB 11695, located at 7711 Madonna Drive. Staff recommends Approval. (Associated Zoning Case Z-2024-10700264) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Minutes**Item #11**

Consideration and Approval of December 11, 2024, Planning Commission Minutes.

Motion: Commissioner Proffitt made a motion to approve all items as presented
Second: Commissioner Siegel
In Favor: Proffitt, Siegel, Garcia, Ouellette, Milam, Sipes, Peck
Opposed: None

MOTION PASSES**Adjournment.**

There being no further business, the meeting was adjourned at 2:02 PM.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary