

City of San Antonio



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

Wednesday, February 12, 2025

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:00 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Garcia, Dessouky, Lopez, Ouellette, Oroian, Bustamante, Siegel, Proffitt, Peck

Absent: Faulkner, Milam

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.

Commissioner Bustamante left meeting for recusal purposes at 2:02 PM.

CONSENT HEARING

Plats

Item #2

LAND-PLAT-23-11800056: Request by Robert D. Tips, for approval to replat and subdivide a tract of land to establish Terra Alta Five Subdivision, generally located southeast of the intersection of Everest Avenue and West Terra Alta. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services

Department).

Item #3

LAND-PLAT-23-11800329: Request by Brian Otto, Meritage Homes of Texas LLC., for approval to subdivide a tract of land to establish Estancia Ranch Unit 3 Subdivision, generally located northeast of the intersection of Specht Road and Blanco Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-23-11800434: Request by Arturo Garza for approval to replat and subdivide a tract of land to establish Garza Diamond Ranch Subdivision, generally located southwest of the intersection of Jarratt Road and Bradley Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800479: Request by Jose Jaime Rodriguez, Yellowstone Real Estate Inc., for approval to subdivide a tract of land to establish Lucero Subdivision Phase 1 Subdivision, generally located southwest of the intersection of Loop 410 and Interstate Highway 281. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-24-11800020: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Sonora – Unit 1 Subdivision, generally located northeast of the intersection of Blue Wing Road and South Flores Road (FM 1937). Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-24-11800024: Request by Taylor Dreiss, Pecan Springs Development Company, LLC. for Brian Trevino and Lisa Trevino, for approval to replat and subdivide a tract of land to establish Pecan Springs Unit 4B, P.U.D., generally located northwest of Anaqua Spring and Toutant Beauregard Road. Staff recommends Approval. (Sarah Esparza, Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item#8

LAND-PLAT-24-11800050: Request by Rudy R Rendon, Jr, Onsite Real Estate Holdings LLC, for approval to replat and subdivide a tract of land to establish Onsite Petaluma Subdivision, generally located southeast of the intersection of West Petaluma Boulevard and Escalon Avenue. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-24-11800087: Request by Jose Jaime Rodriguez, Yellowstone Real Estate Inc., for approval to subdivide a tract of land to establish Lucero Subdivision Unit 2 Subdivision, generally located southwest of the intersection of Loop 410 and Interstate Highway 281. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-24-11800132: Request by John Downes, Askeaton Realty, LLC., for approval to replat a tract of land to establish The Limerick 18 IDZ Subdivision, generally located southwest of the intersection of Eisenhower Road and Harry Wurzbach Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-24-11800195: Request by Fernando De Leon, One Stop Code Consulting LLC, for approval to replat a tract of land to establish 717 S San Bernardo Subdivision, generally located southeast of the intersection of Jewett Street and South San Bernardo. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-24-11800284: Request by Juana Leal, for approval to replat a tract of land to establish Leal Subdivision, generally located northwest of the intersection of Mathis Road and Campbellton Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #14**

PLAN AMENDMENT CASE PA-2024-11600095 (San Antonio ETJ - Closest to Council District 8): A request by KGF PLLC, representative, for Approval of a Resolution amending the Camp Bullis 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 "Community Commercial" & "Low Density Residential" to "Community Commercial" on 2.216 acres out of CB 4719, located at 28295 Interstate 10 West. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #15

PLAN AMENDMENT CASE PA-2024-11600100 (Council District 1): A request by Ortiz McKnight, 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 "Public Institutional" to "Community Commercial" on 1.914 acres out of NCB 18207, located at 825 East Basse Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700321) (Bronte Frere,

Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Item #16

PLAN AMENDMENT CASE PA-2024-11600102 (Council District 8): A request by Ziga Architecture, representative, for Approval of a Resolution amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on 6.268 acres out of NCB 14795, generally located in the 4400 block of Bluemel Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700333 CD) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Item #17

PLAN AMENDMENT CASE PA-2025-11600001 (Council District 1): A request by Bexar Engineers & Associates, applicant, for Approval of a Resolution amending the Greater Dellview Area Community Plan, a component of the Master Plan of the City, by changing the future land use classification from "High-Density Residential" to "Community Commercial" on Lot 11, NCB 11690, located at 3838 and 3900 West Avenue. Staff recommends Approval. (Associated Zoning Case Z-2025-10700006) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Item #18

PLAN AMENDMENT CASE PA-2025-11600002 (Council District 10): A request by Killen, Griffin, & Farrimond, PLLC, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" to "Regional Center" on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff recommends Approval. (Associated Zoning Case Z-2025-10700007) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Public Comments**Voicemails**

Virginia Humphrey, spoke in opposition of item #2.

In-Person

Cynthia Lopez, spoke in opposition of item #2.

Motion: Commissioner Proffitt made a motion to approve all items as presented
Second: Commissioner Siegel
In Favor: Proffitt, Siegel, Garcia, Dessouky, Lopez, Ouellette, Oroian, Peck
Opposed: None
Recused: Bustamante

MOTION PASSES

Commissioner Bustamante returned to the meeting at 2:07 PM.

Minutes

Item #19

Consideration and Approval of January 22, 2025, Planning Commission minutes.

Motion: Commissioner Proffitt made a motion to approve all items as presented

Second: Commissioner Siegel

In Favor: Proffitt, Siegel, Garcia, Dessouky, Lopez, Ouellette, Oroian, Peck

Opposed: None

Abstained: Bustamante

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:08 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary