

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, June 26, 2024

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.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Comment

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.

2:00 PM – Call to Order

Interpretation Services were present.

**Roll Call – Present: Faulkner, Lopez, Ouellette, Milam, Oroian, Sipes, Siegel, Proffitt, Peck
Absent: Garcia, Dessouky**

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

- Item #16 PA-2024-11600034– Individual Consideration
- Item #17 PA-2024-11600041– Individual Consideration
- Item #18 (Continued from 06/12/2024) A resolution recommending the Texas A&M San Antonio Area Regional Center Plan to City Council to become a component of the City’s Comprehensive Master Plan. – Individual Consideration
- Item #19 Consideration and Approval of June 12, 2024 Planning Commission minutes. – 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.

CONSENT HEARING

Plats

Item #1

LAND-PLAT-22-11800351: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Sapphire Grove Phase 2C Subdivision, generally located southeast of the intersection of New Sulphur Springs Road and Gardner Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item#2

LAND-PLAT-22-11800358: Request by Logan Marrs, Invictus Land Developments LLC, and Harry Hausman, HK Schuchart Lake Ranch, LLC, for approval to subdivide a tract of land to establish Legacy Hills Subdivision Unit 1A, generally located southwest of the intersection of State Highway 211 and Culebra Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-2211800359: Request by Shane Davis, SDK Development, LLC, for approval to subdivide a tract of land to establish Legacy Hills Subdivision Unit 2A, generally located southwest of the intersection of Farm to Market Road 1283 and County Road 371. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800360: Request by Jordon Love, Love Haus Development, LLC, for approval to subdivide a tract of land to establish Legacy Hills Subdivision Unit 3A, generally located southwest of the intersection of Farm to Market Road 1283 and County Road 371. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)207-7980,

Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800361: Request by Harry Hausman, HPC Development/HK Schuchart Lake Ranch LLC., for approval to subdivide a tract of land to establish Legacy Hills Subdivision, Unit 2D Subdivision, generally located northwest of the intersection of County Road 371 and FM 1283. Staff recommends Approval. (Joslyn Fischer, Planner, (210)207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #6.

LAND-PLAT-22-11800410: Request by John Brian, TF Cibolo Canyons, L.P., for approval to subdivide a tract of land to establish Cibolo Canyons Unit 9C Enclave Subdivision, generally located northeast of the intersection of Resort Parkway and TPC Parkway. Staff recommends Approval. (Jose Garcia, Senior Planner, 210-207- 8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800531: Request by Paul Basaldua, Versaterra Development, LLC., for approval to subdivide a tract of land to establish Lone Oak Subdivision Unit 2, generally located northwest of the intersection of Loop 1604 and Liedecke Road. Staff recommends Approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800812: Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Tierra Linda Phase 2 Subdivision, generally located southeast of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-23-11800067: Request by Leticia Banegas, James Samford, Annette Sotello and Jason Townsley for approval to replat a tract of land to establish Harlandale Subdivision Unit 1, generally located northwest of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Stephanie Leef, Planner, (210) 207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item # 10

LAND-PLAT-23-11800157: Request by Harry B. Adams IV, McCombs Family Partners, LTD., for approval to replat and subdivide a tract of land to establish Redwest Commercial 2 Subdivision, generally located northwest of the intersection of Interstate Loop 410 and Old Pearsall Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-23-11800199: Request by RW McDonald IV, 1518 and 10 Land Development Partners, LTD., for approval to subdivide a tract of land to establish The Real Subdivision St. Hedwig Subdivision, generally located southeast of the intersection of Interstate Highway 10 and Farm to Market Road 1518. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-23-11800375: Request by name John Hatem, C1San Antonio VIII, LLC, for approval to subdivide a tract of land to establish C1 SAT 8 & 9 Subdivision, generally located northwest of the intersection of Lambda Drive and Highway 211. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-24-11800142: Request by Juan Ramos for approval to replat a tract of land to establish 1158 W Villaret Subdivision, generally located northwest of the intersection of Loop 410 and Zarzamora Street. Staff recommends Approval. (Stephanie Leef, Planner, (210)2078270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Variances

Item #14

REQ-CMRORAEVR-23-44400579: Requested by Richard Mott with Lennar Homes of Texas for a variance to remove significant trees in excess of the 80% preservation requirement within the 100-year floodplain as stated under the 2023 Tree Preservation Ordinance for Miro Meadows Subdivision Units 1 & 2. The site is generally approximately 3,000 feet west of the intersection of New Sulphur Springs Rd and Gardner Rd. Staff recommends Approval. (William Cortez, Plans Examiner II, (210) 207-0270, william.cortez@sanantonio.gov, Development Services Department).

Item #15

REQ-CMRORAEVR-24-44400089: Requested by Erin Sandoval, E.I.T. with WGI, Inc., on behalf of owner James Lifshutz with Lifshutz Companies LP for a variance to allow removal of large significant species trees in excess of the 80% preservation requirement within 100year floodplain and allow removal of heritage trees in excess of 100% preservation requirement within 100-year floodplain as stated under the 2022 Tree Preservation Ordinance for the development of the 423 Roosevelt Ave. project. Staff recommends Approval. (Jacob Sanchez, Assistant City Arborist, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department).

Public Comment

In-Person

Alma Rose Garza-Item #13, in opposition

- Motion:** Commissioner Proffitt motioned to approve as presented
- Second:** Commissioner Milam
- In Favor:** Proffitt, Milam, Faulkner, Lopez, Ouellette, Oroian, Sipes, Siegel, Peck
- Opposed:** None

MOTION PASSES

INDIVIDUAL CONSIDERATION

Item #16

PLAN AMENDMENT CASE PA-2024-11600034 (Council District 5): A request by Asad Halai, representative, for Approval of a Resolution amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Mixed Use" on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2024-10700083) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Samantha Benavides, Planner, presented item and was available for questions. Twenty-six notices were mailed; zero came back in favor; one came back in opposition; Collins Gardens Neighborhood Association is opposed.

Public Comment

In-Person

Cecilia Chapa-spoke in opposition

- Motion:** Commissioner Proffitt made motion to approve staff’s recommendation of denial
- Second:** Commissioner Milam
- In Favor:** Proffitt, Milam, Faulkner, Lopez, Ouellete, Oroian, Sipes, Siegel, Peck
- Opposed:** None

MOTION PASSES

Item #17

PLAN AMENDMENT CASE PA-2024-11600041 (Council District 4): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the Port San Antonio Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Urban Mixed Use" on Lot 43, Block 139, NCB 15229, located at 7702 Southwest Loop 410. Staff recommends Denial. (Associated Zoning Case Z-2024-10700129) (Bronte Frere, Zoning Planner, 210-207-5876,

Bronte.Frere@sanantonio.gov, Development Services Department)

Bronte Frere, Planner, presented item. Fifty-nine notices were mailed; zero came back in favor, zero came in for opposition, and there is no Neighborhood Association within 200 feet.

Leigh Wizler, representative, gave presentation on proposed project.

No Public Comment

- Motion:** Commissioner Oroian motioned to approve item as presented
- Second:** Commissioner Siegel
- In Favor:** Oroian, Siegel, Faulkner, Lopez, Oullette, Milam, Sipes, Proffitt, Peck
- Opposed:** None

MOTION PASSES

Item #18

(Continued from 06/12/2024) A resolution recommending the Texas A&M San Antonio Area Regional Center Plan to City Council to become a component of the City’s Comprehensive Master Plan. (Rudy Niño, Assistant Director, Planning Department; Heather Yost, Senior Planner, 210-207-7919, heather.yost@sanantonio.gov, Planning Department)

Rudy Nino, Assistant Director of Planning Department, gave presentation on item and was available for questions.

Public Comment

In Person

John Whitsett, spoke in favor.

Voicemail

Jack Finger, in opposition.

- Motion:** Commissioner Oroian motioned to approve item with edits.
- Second:** Commissioner Faulkner
- In Favor:** Faulkner, Milam, Lopez, Ouellette, Oroian, Sipes, Peck, Siegel
- Opposed:** None

MOTION PASSES AS AMENDED

Item # 19

Consideration and Approval of the minutes for the June 12th Planning Commission minutes.

Motion: Commissioner Proffit motioned to approve item as presented

Second: Commissioner Seigel

Chair Peck called for a voice vote, all in favor, none opposed.

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 3:06 PM.

APPROVED:

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary