

# City of San Antonio



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

Wednesday, September 25, 2024

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:06 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

**Roll Call**

**Present:** Garcia, Lopez, Oullette, Siegel, Peck

**Absent:** Faulkner, Dessouky, Milam, Proffitt

Interpretation Services were present.

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

- Item # 6 PA-2024-11600047 – Individual Consideration
- Item # 7 PA-2024-11600061 – Individual Consideration
- Item # 9 PA-2024-11600063 – Individual Consideration
- Item #10 PA-2024-11600064 – Individual Consideration
- Item #13 The consideration and approval of the September 11, 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-22-11800611:** Request by Majid Nikmaram, Mellad Group, LLC, and Frank Corte, University Baptist Church for approval to subdivide a tract of land to establish City Box @ Babcock P.U.D & Commercial Subdivision, generally located southeast of the intersection of Spring Time and Babcock Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-23-11800215:** Request by John Ripley, Joabert Development Company, for approval to replat and subdivide a tract of land to establish Royal Crest Unit 1 Plus 2, generally located southwest of the intersection of Interstate 35 and O'Connor Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-23-11800333:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P. A Texas Limited Partnership, for approval to subdivide a tract of land to establish Reeves Loop Phase 4 Subdivision, generally located northwest 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).

**Item #4**

**LAND-PLAT-23-11800409:** Request by Jeff Bullick, La Vender Hill Properties, LLLP, and Bart Swider, Chesmar Homes, LLC, for approval to subdivide a tract of land to establish Briggs Ranch North Phase 1 Subdivision, generally located southeast of Potranco and State Highway 211. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-23-11800532:** Request by Thomas G. Crowe, Pedcor Investments, A Limited Liability Company, for approval to subdivide a tract of land to establish Creek Bend Apartments Subdivision, generally located northeast 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).

**Comprehensive Master Plan Amendments**

**Item #8**

**PLAN AMENDMENT CASE PA-2024-11600062 (Council District 7):** A request by Brown & McDonald, PLLC, representative, for Approval of a Resolution amending the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential Estate" to "Community Commercial" on 0.833 acres out of NCB 11543, generally located in the 4300 block of Parkway Drive. Staff recommends Approval. (Associated Zoning Case Z-2024-10700208 CD) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

**Other Items**

**Item #11**

Resolution recommending approval of the release of approximately 97.38 acres of real property, consisting of two parcels of land (Wilson County Appraisal District Property IDs 18212 and 40844), generally located east and west of the intersection of US Highway 181 and County Road 350 in Wilson County, Texas from the City of San Antonio’s Extraterritorial Jurisdiction as petitioned by the landowners Harrison Reese L Jr & Tipton Janice (Est). Staff recommends Approval. (Clint Eliason, Planning Coordinator, 210-207-0268, clinton.eliason@sanantonio.gov, Planning Department)

**Item #12**

Consideration of a Resolution to cancel the Planning Commission hearings for November 27 and December 25, 2024. Staff recommends Approval. (Nicole Salinas, Principal Planner, Nicole.Salinas@sanantonio.gov, (210) 207-8264, Development Services Department.)

**Public Comment**

**In Person**

Jose Briseno, in opposition of Item #2.

Angelina Briseno, in opposition of Item #2.

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

**Second:** Commissioner Oullette

**In Favor:** Garcia, Oullette, Lopez, Siegel, Peck

**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL CONSIDERATION**

**Item # 6**

**(Continued from 8/14/2024) PLAN AMENDMENT CASE PA-2024-11600047 (Council District 1):** A request by Hina Martin, representative, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential” to "Regional Commercial” on Lot 64, Block 2, NCB 1774, located at 1010 Warner Avenue. Staff recommends Denial. (Associated Zoning Case Z-2024-10700135 CD) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Alexa Retana, planner, presented item. 21 notices sent, 5 in favor, 0 opposed, Keystone Neighborhood Association and San Antonio Texas District 1 Resident Association gave no response. Outside 200': 3 in favor.

Hine Thomas, applicant, presented proposed project.

- Motion:** Commissioner Oullette made a motion for Denial.
- Second:** Commissioner Siegel
- In Favor:** Oullette, Siegel, Garcia, Peck
- Opposed:** Lopez

**NO ACTION TAKEN AT THIS TIME**

**Item to be heard again on the October 9, 2024 Planning Commission meeting.**

**Item #7**

**PLAN AMENDMENT CASE PA-2024-11600061 (Council District 3):** A request by Joshua Garcia, representative, for Approval of a Resolution amending the Texas A&M San Antonio Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Agricultural” to “Residential Estate” on Lot P-7A, CB 4180, located at 225 Neal Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700195) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Bronte Frere, planner, presented item. 7 noticed mailed, 0 in Favor, 0 in Opposition; no registered Neighborhood Association within 200 feet.

Joshua Garcia, applicant, gave presentation of proposed project.

- Motion:** Commissioner Siegel made motion to approve applicant’s request
- Second:** Commissioner Ouellette
- In Favor:** Siegel, Oullette, Garcia, Lopez, Peck
- Opposed:** None

**MOTION PASSES**

**Item #9**

**PLAN AMENDMENT CASE PA-2024-11600063 (Council District 6):** A request by Veronica Bazan, representative, for Approval of a Resolution amending the Northwest Community Plan land use classification from "Low Density Residential" to "Community Commercial" on Lot 1, Block 1, NCB 15097, located at 5650 Cliffbrier Drive. Staff recommends Denial. (Associated Zoning Case Z-2024-10700212 CD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Samantha Benavides, planner, presented item. 30 notices sent, 1 in favor; 0 opposed; Great Northwest HOA is in favor.

Veronica Banaz, applicant, presented proposed project.

**Public Comment**

Bryan McGibben, spoke in opposition.

- Motion:** Commissioner Ouellette made motion to approve applicant’s request
- Second:** Commissioner Garcia
- In Favor:** Oullette, Garcia, Lopez, Siegel, Peck
- Opposed:** None

**MOTION PASSES**

**Item #10**

**PLAN AMENDMENT CASE PA-2024-11600064 (Council District 5):** A request by Patrick Christensen, representative, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "High Density Residential" on Lot 6, Block 5, NCB 6567, and the north 95.85 feet of Lot 4, Block 2, NCB 3730, located at 240 Hawthorne Street and 122 Orange Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700215) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Alexa Retana, planner, presented item. 64 Notices, 0 in favor, 7 opposed. St. Leo's Neighborhood Association gave no response.

Patrick Christensen, representative, gave presentation on proposed project.

**Public Comment**

**Voicemails**

Bertha Sanchez, spoke in opposition.

Jennifer Brown, spoke in opposition.

**In-Person**

John Diaz, spoke in opposition,  
Fernando Sierra, spoke in opposition.

Patrick Christensen, representative, requested a continuance to the October 23, 2024 meeting.

**Motion:** Commissioner Lopez made motion to continue item to October 23, 2024.  
**Second:** Commissioner Siegel  
**In Favor:** Lopez, Siegel, Garcia, Oullette, Peck  
**Opposed:** None

**MOTION PASSES**

**Approval of Minutes:**

**Item #15**

Consideration and Approval of the September 11, 2024 Planning Commission Minutes.

**Motion:** Commissioner Lopez made motion to approve as presented  
**Second:** Oullette  
**In Favor:** Lopez, Oullette, Garcia, Siegel, Peck  
**Opposed:**

**MOTION PASSES**

**Adjournment.**

There being no further business, the meeting was adjourned at 3:04 pm.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary