

## City of San Antonio



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

**Wednesday, August 14, 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.**

**2:00 PM – Call to Order**

**Interpretation Services were present.**

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

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

Item #15	PA-2024-11600045 – Individual Consideration
Item #16	PA-2024-11600047 – Individual Consideration
Item #20	Consideration and Approval of July 24 <sup>th</sup> Planning Commission meeting minutes.

**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.*

Chair Peck recused himself from Item #10 at 2:02.

**CONSENT HEARING****Plats****Item #1**

**LAND-PLAT-21-11800597:** Request by Murari Appan, Boole Developers, LLC., for approval to subdivide a tract of land to establish Altura at Tezel Duplexes Subdivision, generally located southeast of the intersection of Ridge Path and Tezel Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-22-11800514:** Request by Emiliano Guerrero, Forestar Group, Inc., for approval to subdivide a tract of land to establish Elizondo Subdivision, Unit 5, generally located southwest of the intersection of Interstate 10 and FM 1518. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-22-11800552:** Request by Chris Lynch, Authorized Agent for Brighton Homes, Ltd., a Texas Limited Partnership, by Brightland Homes 1, Inc., for approval to replat and subdivide a tract of land to establish Piedmont Subdivision, generally located northeast of the intersection of South Hausman Road and Prue Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #4**

**LAND-PLAT-22-11800651:** Request by David Meyer, I-10/I-410 Distribution Center, LLC, for approval to replat and subdivide a tract of land to establish I-10/I-410 Distribution Center Subdivision, generally located northwest of the intersection of FM 1346 and Kiefer Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-22-11800667:** Request by Glenn Winship, WRPD, LLC, for approval to subdivide a tract of land to establish RV Park at Potranco Road Subdivision, generally located southwest of the intersection of Potranco Road and Loop 1604. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #6**

**LAND-PLAT-22-11800688:** Request by Scott Teeter, SA Kinder Ranch NO. 2, LTD/ Kinder Ranch Gale Investment, LP By: Bitterblue, INC. , for approval to replat and subdivide a tract of land to establish Kinder West Unit 8B (Enclave) Subdivision, generally located northwest 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 #7**

**LAND-PLAT-22-11800755:** Request by Hugo A. Gutierrez JR., Vise Oaks I, LTD and SPH Culebra, LTD, and Matt Stone, VHS San Antonio, Partners, LLC, for approval to subdivide a tract of land to establish Sage Run Road Phase 2 Subdivision, generally located southwest of the intersection of Loop 1604 and Wiseman Boulevard. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #8**

**LAND-PLAT-23-11800205:** Request by Logan Marrs, Invictus Land Development LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 16C, generally located southwest of the intersection of State Highway 211 and Lambda Drive. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**Item #9**

**LAND-PLAT-23-11800403:** Request by P.J. Pfeiffer, SWCBE, Ltd., for approval to replat a tract of land to establish Evans/Bulverde Unit-2, generally located southwest of the intersection of Evans Road and Bulverde Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #10**

**LAND-PLAT-23-11800464:** Request by Mike Yantis Jr., JMYJR Beck P2, LLC, for approval to replat and subdivide a tract of land to establish The Preserve at Annabelle Ranch Subdivision, generally located southeast of the intersection of Ruth Lee Drive and Beck Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**Item #11**

**LAND-PLAT-23-11800474:** Request by Benjamin Dreszer, Canyon Golf JV Developers, LTD, for approval to replat and subdivide a tract of land to establish Stone Oak Mercantile Subdivision, generally located northwest of the intersection of Stone Oak Parkway and Canyon Golf Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**Item #12**

**LAND-PLAT-23-11800517:** Request by Jeanne Liu, 1113 Burleson Trust, for approval to replat and subdivide a tract of land to establish 1113 Burleson Subdivision, generally located of the intersection of Interstate 35 and New Braunfels Avenue. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**Item # 13**

**LAND-PLAT-24-11800003:** Request by Matthew Walt, Crockett Capital Kinney Rd, LP, for approval to subdivide a tract of land to establish Kinney Road Estates Subdivision, generally located east of the intersection of Kinney Road and Benton City Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**Variances****Item #14**

**REQ-CMRORAEVR-24-44400347:** Requested by Sean McFarland, P.E., with Cude Engineers for a variance to remove trees in excess of the 80% significant tree preservation requirement within the 100-year floodplain as stated under the 2010 Tree Preservation Ordinance for Stoney Creek Subdivision, generally located north of the Grosenbacher Road and Highway 90 intersection. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments****Item #17**

**PLAN AMENDMENT CASE PA-2024-11600050 (Council District 1):** A request by Jorge Gamboa, 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 "Neighborhood Commercial" to "Community Commercial" on Lot 27 and Lot 28, Block 12, NCB 2043, located at 1921 North Zarzamora Street. Staff recommends Approval. (Associated Zoning Case Z-2024-10700050 S) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**Item #18**

**PLAN AMENDMENT CASE PA-2024-11600051 (Council District 4):** A request by Buck Benson, representative, for Approval of a Resolution amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Urban Mixed Use" to "Urban Low Density Residential" on 8.15 acres out of NCB 15193, located at 1411 Springvale Drive. Staff recommends Approval. (Associated Zoning Case Z-2024-10700125) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

**Other Items****Item #19**

Briefing and action, and possible interviews, for the appointment of primary and alternate members to the Planning Commission Technical Advisory Committee. (Monique Kormann, Interim Development Services Administrator, (210) 207-5016, monique.kormann@sanantonio.gov)

## Public Comment

### Voicemail:

Nathan Disilva – in opposition of item #1

### In-Person:

Esmeralda Sanchez – forfeited her time to Arlene Sanchez

Arlene Sanchez – in opposition of item #10

Brent Rzinosek – in opposition of Item #10

Deborah Williams – in opposition of Item #10

Sabrina Santiago, Capital Programs Manager/Storm Water Engineer, addressed citizens concerns on Item #10.

**Motion:** Commissioner Oroian made to approve all items as presented

**Second:** Commissioner Siegel

**In Favor:** Oroian, Siegel, Faulkner, Garcia, Dessouky, Lopez, Sipes, Proffitt

**Opposed:** None

**Recused:** Peck

## MOTION PASSES

Commissioner Peck returned to the meeting at 2:22.

## INDIVIDUAL CONSIDERATION

### Comprehensive Master Plan Amendments

#### Item # 15

#### **PLAN AMENDMENT CASE PA-2024-11600045 (San Antonio ETJ - Closest to Council**

**District 8):** A request by Mark Enke, 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 "Low Density Residential" to "Business/Innovation Mixed Use" on 0.672 acres, located at 8489 Buckskin Drive. Staff recommends Denial. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Clayton Wallace, Planning Coordinator, presented item. There were seven notices sent within the 200 feet radius, with zero returned in favor, zero returned in opposition, and one notice received in opposition outside the 200 feet radius.

Mark Enke, applicant, answered commissioner's questions about the project.

**Motion:** Commissioner Oroian made motion to deny applicant's request

**Second:** Commissioner Siegel

**In Favor:** Oroian, Siegel, Faulkner, Garcia, Dessouky, Lopez, Sipes, Proffitt, Peck

**Opposed:** None

**MOTION PASSES****Item #16**

**PLAN AMENDMENT CASE PA-2024-11600047 (Council District 1):** A request by Trey Jacobson, 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](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Applicant requested a continuance to September 25<sup>th</sup>, 2024.

**Motion:** Commissioner Siegel made motion for continuance until September 25<sup>th</sup>, 2024  
**Second:** Commissioner Faulkner  
**In Favor:** Siegel, Faulkner, Garcia, Dessouky, Lopez, Oroian, Sipes, Proffitt, Peck  
**Opposed:** None

**MOTION PASSES****Approval of Minutes****Item #7**

Consideration and Approval of the minutes from the June 26<sup>th</sup>, Planning Commission Meeting minutes.

**Motion:** Commissioner Proffitt made motion to approve as presented  
**Second:** Faulkner  
**Abstain:** Oroian

**Chair Peck called a voice vote, and all were in favor.**

**MOTION PASSES****Adjournment.**

There being no further business, the meeting was adjourned at 2:34 pm.

APPROVED:

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary