

City of San Antonio



Minutes

Planning Commission

Development and Business

Services Center

1901 S. Alamo

Wednesday, September 11, 2024

2:00 PM

1901 S. Alamo

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

Roll Call

Present: Faulkner, Garcia, Dessouky, Lopez, Ouellette, Milam, Sipes, Siegel, Proffitt

Absent: Peck

Interpretation Services were present.

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

Item # 12 PA-2024-11600054 – Withdrawn

Item # 15 Consideration and Approval of the August 28, 2024 Planning Commission meeting 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-22-11800439: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC for approval to replat and subdivide a tract of land to establish Acadia Ridge Grosenbacher Phase II Subdivision, generally located southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800573: Request by Dean S. Warhaft, Presa Grove, LLC, for approval to subdivide a tract of land to establish Presa Grove Subdivision, generally located southeast of the intersection of Southeast Loop 410 and South Presa Street. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800652: Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Higdon Crossing Unit 3 Subdivision, generally located northeast of the intersection of Higdon Road and South W.W. White Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT- 22-11800782: Request by Jim Kenney, Arcadia 75, LLC., for approval to subdivide a tract of land to establish Acadia Ridge Phase 3 Unit 16 Subdivision, generally located northeast of the intersection of west Grosenbacher Road and Caldwell Ranch Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800070: Request by Trey Rogers, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish McCrary Track Subdivision, Unit 18, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-23-11800208: Request by Lloyd A Denton Jr., AGI Kinder Ranch LTD, for approval to replat and subdivide a tract of land to establish Kinder Ranch AGI, Unit 7A (Enclave) Subdivision, generally located southwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-23-11800268: Request by Jeremy Heath, 5800 Stoney Creek Trust, for approval to subdivide a tract of land to establish Beholden Village Subdivision, generally located northeast of the intersection of Old Pearsall Road and Loop I-410. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-24-11800017: Request by Juan Reyna, for approval to replat a tract of land to establish Reyna Villaret Subdivision, generally located northeast of the intersection of East Villaret Boulevard and Commercial Street. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-24-11800209: Request by Benjamin Gheliuc, for approval to replat a tract of land to establish Honeycomb Flats Subdivision, generally located southeast of the intersection of Huebner Road and Vance Jackson Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #10

PLAT-TIMEEXT-24-12000007: Request by Paul Kuo, HK Fishcher Rd, LLC, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Timms Subdivision Unit 9, generally located southwest of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Variances**Item #11**

REQ-CMRORAEVR-23-44400403: Request by Jacob Villarreal, agent for Northside ISD, for approval of an AEVR/floodplain variance to Appendix F, Section 35-F124 (f)(18), which limits the allowable depths in parking lots to six (6) inches in depth and allows water depths in drive lanes to exceed six (6) inches if the depth and velocity are within the "Proceed with Caution" zone shown in Chapter 35, Appendix H, Figure 4.3.1C during a regulatory 1% annual chance storm event, or if the flooded drive lane does not prevent ingress/egress from the site located at 3630 Callaghan Road. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department). Staff recommends Approval.

Comprehensive Master Plan Amendments

Item #13

PLAN AMENDMENT CASE PA-2024-11600052 (San Antonio ETJ - Closest to Council District 8): A request by Killen, Griffin & Farrimond, 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" and "Community Commercial" to "Community Commercial" on 5.586 acres, located at 27413 Interstate 10. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Item #14

PLAN AMENDMENT CASE PA-2024-11600060 (Council District 4): A request by Gustavo Callaghan P.E., representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Rural Estate Tier" to "Suburban Tier" on 5.248 acres out of NCB 11262, located at 3400 Golden Avenue. Staff recommends Approval. (Associated Zoning Case Z-2024-10700193) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Public Comment

In Person

Shree Zinsitz: Had questions about the future land use of Item #13 and was directed to speak to staff regarding this item.

- Motion:** Commissioner Siegel made a motion to approve all items as presented
- Second:** Commissioner Garcia
- In Favor:** Siegel, Garcia, Faulkner, Dessouky, Lopez, Oullette, Milam, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

INDIVIDUAL CONSIDERATION

Approval of Minutes:

Item #15

Consideration and Approval of the August 28, 2024 Planning Commission Minutes

- Motion:** Commissioner Milam made motion to approve as presented
- Second:** Oullette

Vice Chair Proffitt called a voice vote, and all were in favor.

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:07 pm.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary