

## City of San Antonio



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

---

**Wednesday, August 28, 2024**

**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:** Faulkner, Garcia, Lopez, Milam, Sipes, Siegel, Proffitt, Peck

**Absent:** Dessouky, Ouellette

Interpretation Services were present.

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

- Item # 10 PA-2024-11600054— Individual Consideration
- Item # 14 Public hearing, briefing and consideration of the City of San Antonio’s FY 2025 Proposed Annual Operating and Capital Budget. – Individual Consideration
- Item # 15 Consideration and Approval of August 14 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-22-11800609:** Request by Terry Puente, It's The Climb, LLC., for approval to replat and subdivide a tract of land to establish Joyful Subdivision, generally located northwest of the intersection of Sherwood Road and Hollowell Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-22-11800613:** Request by Scott Johnson, Palladium USA International Inc, for approval to replat and subdivide a tract of land to establish Old FM 471 Multifamily Subdivision, generally located southeast of the intersection of Talley Road and Old FM 471. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)2077980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-22-11800761:** Request by Joe Epp, Starlight Homes Texas LLC, for approval to subdivide a tract of land to establish Hooten Tract, Unit 2F Subdivision, generally located southwest of the intersection of Old FM 471 West and Talley Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**Item #4**

**LAND-PLAT-23-11800091:** Request by Benjamin Scott, H-E-B, LP, for approval to subdivide a tract of land to establish HEB Culebra 211, generally located northeast of the intersection of Farm to Market 471 and State Highway 211. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-23-11800182:** Request by Misty Baker, SG Investors, LLC, for approval to subdivide a tract of land to establish Sawmill Glade Development Subdivision, generally located southeast of the intersection of Talley Road and Culebra Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**Item #6**

**LAND-PLAT-24-11800108:** Request by Fernando Deleon, One Stop Code Consulting, LLC, for approval to replat a tract of land to establish Golden Ave Subdivision, generally located northeast of the intersection of Golden Avenue and Amapola Street. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

**Item #7**

**LAND-PLAT-22-11800674:** Request by Stephen Lieux, San Antonio LD, LLC, for approval to replat and subdivide a tract of land to establish Hidden Oasis Unit 3 Subdivision, generally located southwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Street Rename****Item #7**

**ADDR-SNC-24-12700004:** Naming of an Unnamed Alley to Fuentes Sanchez Lane. (Clayton Wallace, Planning Coordinator, 210-207-7980, Clayton.Wallace@sanantonio.gov)

**Variances****Item #8**

**REQ-CMRORAEVR-24-44400268:** Requested by Matthew Hilbig, Sr. Project Manager with Colliers Engineering and Design, on behalf of owner Andrew Guinn with Bulletfund I LLC for an environmental variance to allow removal of large significant species trees in excess of the 80% tree preservation requirement within 100-year floodplain as stated under the 2022 Tree Preservation Ordinance for the development of the Commerce Storage project. The project is located at 4115 W. Commerce St. between N.W. 26th St. & N.W. 25th St. The current phase of development includes Site Work for utilities, paving, tree removal, and landscaping. (Jacob Sanchez, Assistant City Arborist, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments****Item #9**

**PLAN AMENDMENT CASE PA-2024-11600053 (Council District 3):** A request by Kevin Estajlou, representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Regional Center" on Lot 2, Block 1, CB 4007, located at 11211 South Highway 181. Staff recommends Approval. (Associated Zoning Case Z-2024-10700149 CD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**Item #11**

**PLAN AMENDMENT CASE PA-2024-11600055 (Council District 3):** A request by Patrick Christensen, representative, for Approval of a Resolution amending the Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Urban Low Density Residential" on 21.366 acres out of NCB 10835, located at 4312 Roland Avenue. Staff recommends Approval. (Associated Zoning Case Z-2024-10700159) (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

**Item #12**

**PLAN AMENDMENT CASE PA-2024-11600058 (Council District 2):** A request by Trey Jacobson, representative, for Approval of a Resolution amending the Eastside Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lot 9, Block G, NCB 647, located at 701 Virginia Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2024-10700148) (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

**Other Items****Item #13**

**S.P. 0332** – Resolution recommending the dedication of a private 0.436-acre (18,992.16 square feet) tract 60-foot right-of-way extension of Enterprise Drive for incorporation into the Public Right-of-Way of Enterprise Drive within the New City Block 14845 in Council District 8, as requested by Harry B. Jewett III. (David Salazar, (210) 207-0068, [David.Salazar@sanantonio.gov](mailto:David.Salazar@sanantonio.gov), Public Works Department).

**Public Comment****In Person**

William Torres: Had questions about the future land use of Item #1 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, Lopez, Milam, Sipes, Proffitt, Peck  
**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL CONSIDERATION****Item # 10**

**PLAN AMENDMENT CASE PA-2024-11600054 (Council District 4):** A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Regional Center" on 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700174) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated the applicant is requesting a continuance to the September 11, 2024 Planning Commission meeting.

**Motion:** Commissioner Proffitt made a motion to continue item to September 11, 2024  
**Second:** Commissioner Siegel  
**In Favor:** Proffitt, Siegel, Faulkner, Garcia, Lopez, Milam, Sipes, Peck  
**Opposed:** None

**MOTION PASSES****Item #14**

Public hearing, briefing and consideration of the City of San Antonio's FY 2025 Proposed Annual Operating and Capital Budget. (Presented by Alfredo Martinez, Assistant Director, Office of Management and Budget and Razi Hosseini, Director of Public Works.)

Alfredo Martinez, Assistant Director, Office of Management and Budget, gave presentation on Fiscal Year 2025 budget.

Christie Chapman, Assistant Director, Public Works, gave presentation on Public Works plan for the budget for Fiscal Year 2025 budget.

**Motion:** Commissioner Proffitt made a motion to endorse the Fiscal Year 2025 budget  
**Second:** Commissioner Garcia  
**In Favor:** Proffitt, Garcia, Faulkner, Lopez, Milam, Sipes, Siegel, Peck  
**Opposed:** None

**MOTION PASSES**

**Approval of Minutes:**

**Item #15**

Consideration and Approval of the August 14, 2024 Planning Commission Minutes

**Motion:** Commissioner Proffitt made motion to approve as presented

**Second:** Faulkner

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

**MOTION PASSES**

**Adjournment.**

There being no further business, the meeting was adjourned at 2:35 pm.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary