

## City of San Antonio



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

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Wednesday, January 22, 2025

2:00 PM

1901 S. Alamo

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The meeting was called to order by Vice Chair Proffitt at 2:15 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

#### **Roll Call**

**Present:** Faulkner, Garcia, Dessouky, Lopez, Siegel, Proffitt, Peck

**Absent:** Oullette, Milam

Interpretation Services were present.

Chair Peck stated all cases will be considered on the Consent Agenda.

#### **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-23-11800054:** Request by Antonio Mendez, Moon Development, LLC, for approval to subdivide a tract of land to establish Lotus Urban Townhomes West, IDZ Subdivision, generally located southeast of the intersection of Saint Mary's Street and Lotus Street. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.esparza@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-23-11800055:** Request by Antonio Mendez, Moon Development, LLC, for approval to subdivide a tract of land to establish Lotus Urban Townhomes East, IDZ Subdivision, generally located southeast of the intersection of Saint Mary’s Street and Lotus Street. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.esparza@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-23-11800083:** Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3 LTD. & Salado Creek Conservation Association, Inc. & Bitterblue/Rogers Water Interests, LTD. & Rogers Shavano Ranch, LTD., for approval to subdivide a tract of land to establish Shavano Highlands, Unit 7 Enclave Subdivision, generally located north of the intersection of Powder Mill & Carronway. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #4**

**LAND-PLAT-23-11800486:** Request by Luis Estrada, Gibbs Terminal, LLC. , for approval to replat and subdivide a tract of land to establish TTS Gibbs Sprawl Subdivision, generally located northeast of the intersection of Gibbs Sprawl Road and Glen Mont Drive. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-23-11800489:** Request by Clay Schlinke, TTM Development, LLC, for approval to subdivide a tract of land to establish Grosenbacher Road Duplex Subdivision, generally located northwest of the intersection of Grosenbacher Road and Troubadour Trail. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #6**

**LAND-MDP-24-11100007:** Request by RW McDonald, Lamm and 37 Development Partners, LTD for approval of a Manufactured Housing Park Plan to establish The Homestead MHPP, generally located south of the intersection of Interstate 37 and Old Lamm Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.esparza@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

**Item #9**

**PLAN AMENDMENT CASE PA-2024-11600096 (Council District 4):** A request by Waeltz & Prete, Inc., representative, for Approval of a Resolution amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Agricultural” to "Light Industrial" on Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976, located at 13976 Quintana Road. Staff recommends Approval. (Associated Zoning Case Z-2024-20700311) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov)

**Item #10**

**PLAN AMENDMENT CASE PA-2024-11600099 (Council District 7):** A request by HOLT Renewables, LLC., 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 "Community Commercial", "Parks/Open Space", and "Low Density Residential" to "Community Commercial" on the south 585 feet of Lot 4, NCB 11556, located at 4950 Callaghan Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700276 S) (Samantha Benavides, Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services, Department)

**Other Items**

**Item #11**

**S.P. 20250000336:** Resolution recommending the release of a 0.569-acre, or 24,793 square feet, more or less, easement located on that 23.887-acre tract conveyed to 3500 Goliad Road, L.P., by deed recorded in Volume 10314, Page 1391 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 14760, Page 1862 of the Official Public Records of Bexar County (New City Block 10880), Texas, located west of IH-37 and north of IH-410, in Council District 3 as requested by 3500 Goliad Road, L.P. for no fee. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

**Item #12**

**S.P. 20250000348:** Resolution recommending the release of a 0.5390-acre, or 23,479 square feet, more or less, easement located on that 9.117-acre tract conveyed to Scott Felder Homes, LLC, by deed recorded in Document No. 20210211813 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 7120, Page 1624 of the Official Public Records of Bexar County (New City Block 18333), Texas, located west of IH-10 and north of N Loop 1604 W, in Council District 8 as requested by Scott Felder Homes, LLC, for no fee. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

**Item #13**

A public hearing and resolution recommending the City of San Antonio’s consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Espino Special Improvement District, generally located southeast of the intersection of W US Highway 90 and Masterson Road, in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowner, Masterson 90 Investors, LP. Staff recommends Approval. (Clint Eliason, Planning Coordinator, Planning Department, (210)207-0268, Clinton.Eliason@sanantonio.gov).

**Minutes**

**Item #14**

Consideration and Approval of the January 8, 2025, Planning Commission minutes.

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

**MOTION PASSES**

**Adjournment.**

There being no further business, the meeting was adjourned at 2:03 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary