

City of San Antonio



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

Wednesday, March 26, 2025

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: Sanchez, Garcia, Lopez, Milam, Oroian, Peck

Absent: Dessouky, Ouellette, Siegel, Proffitt

Interpretation Services were present.

Vice Chair Proffitt stated all cases will be considered on the Consent Agenda except for:

Item #12: PLAN AMENDMENT CASE PA-2024-11600034 – Postponed

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-23-11800019: Request by Andres A Gutierrez Jr., for approval to replat and subdivide a tract of land to establish GTZ Subdivision, generally located southwest of the intersection of US Highway and Big Oak Drive. Staff recommends Approval. (Sarah Esparza,

Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-23-11800213: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. And Marry Ann Southwell, Davis-McCrary Property Trust, for approval to subdivide a tract of land to establish Stone Garden Unit 3C Subdivision, generally located southeast of the intersection of Interstate 37 and US Highway 181. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-23-11800264: Request by Wayne Wildman, Mr. W Fireworks Inc., for approval to subdivide a tract of land to establish MRW Potranco Talley Subdivision, generally located west of the intersection of Talley Road and Potranco Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-23-11800309: Request by Carlos Escamilla, for approval to replat and subdivide a tract of land to establish San Roman Subdivision, generally located northeast of the intersection of Liberty Road and Interstate Highway 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800408: Request by Rene Dominguez, Texas Research and Technology Foundation, for approval to replat and subdivide a tract of land to establish TRP-Commercial Subdivision, generally located northeast of the intersection of Lambda Drive and Omicron Drive. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-23-11800418: Request by Brian Gruis, Laurel Mountain Apartments, LP, for approval to subdivide a tract of land to establish Laurel Mountain Apartments Subdivision, generally located northeast of the intersection of Grosenbacher Road and Marbach Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item#7

LAND-PLAT-24-11800161: Request by Harry Hausman, Ya Baby, LLC, for approval to subdivide a tract of land to establish Monterra Heights Subdivision, generally located southwest of the intersection of US Highway 281 and Loop 1604. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-24-11800190: Request by Jaime Arechiga, Terra Hills Development, LLC, for approval to subdivide a tract of land to establish Cline Tract Unit 1 Subdivision, generally located northeast of the intersection of Loop 1604 and State Highway 16. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-24-11800397: Request by Fernando De Leon, for approval to replat and subdivide a tract of land to establish 1707 W. Malley Subdivision, generally located northeast of the intersection of West Mally Boulevard and Rhoda Avenue. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #10

PLAT-TIMEEXT-25-12000001: Request by Leslie Ostrander, Continental Homes of Texas, LP, 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 Blue Ridge Ranch Unit 7 Subdivision, generally located northeast of the intersection of New Sulphur Springs Road and Loop 410. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #11

PLAT-TIMEEXT-25-12000002: Request by Blake Yantis, SA Kosta Browne LTD & Fair Oaks Mosaic TBY, 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 Clearwater Creek, Phase 1A Subdivision, generally located southeast of the intersection of Abbott Road and F.M. 2538. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Other Items**Item #13**

Resolution recommending the declaration of a 24.971-acre (1,087,731 square feet) tract of land located at 6435 W. Military Highway, San Antonio, Texas 78236, in the southwest quadrant of Bexar County, in New City Block 15602, in Council District 4 as surplus and authorizing its disposal, as requested by San Antonio Water System (SAWS). Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

Minutes**Item #14**

Consideration and Approval of March 12, 2025, Planning Commission minutes.

Motion: Commissioner Milam made a motion to approve all items as presented
Second: Commissioner Garcia
In Favor: Milam, Garcia, Sanchez, Lopez, Oroian, 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