

City of San Antonio



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

Wednesday, June 11, 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, Dessouky, Lopez, Ouellette, Oroian, Bustamante, Siegel, Peck

Absent: Garcia, Milam, Proffitt

Interpretation Services were present.

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

Item #3 - LAND-PLAT-23-11800273 – Pulled from the Agenda

Item #13 - PLAN AMENDMENT CASE PA-2025-11600041 – Individual Consideration

Item #14 – Individual Consideration

Item #15 – 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.

Commissioner Oroian left the meeting at 2:02 for recusal purposes.

CONSENT HEARING

Plats:**Item #1**

LAND-PLAT-23-11800239: Request by Richard Mott, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Randolph Crossing Unit 5 Subdivision, generally located northwest of the intersection of Abrams View and Powell Place. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-23-11800270: Request by Vasile P. Varga, for approval to subdivide a tract of land to establish Varga Tract Subdivision, generally located south of the intersection West Loop 1604 and Senior Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-23-11800277: Request by Richard Mott, Jen Holdco 24, LLC, and Rhonda Oliver, Ladera I, LLC, for approval to subdivide a tract of land to establish Millbrook- Unit 9A Subdivision, generally located southwest of the intersection of State Highway 211 and West Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800340: Request by Blake Honigblum, Abiso Potranco Two, LP, for approval to subdivide a tract of land to establish Abiso Potranco II Subdivision, generally located southeast of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-24-11800006: Request by Firdous Ali, Z-Axis, LLC for approval to vacate and subdivide a tract of land to establish Z-Axis at Moursund Subdivision, generally located northeast of the intersection of Chavaneaux Road and Moursund Boulevard. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-24-11800119: Request by T. Blake Yantis, SA Kosta Browne LTD, for approval to subdivide a tract of land to establish Grace Gardens Unit 2 Subdivision, generally located southeast of the intersection of Hildebrandt and South WW White Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-24-11800310: Request by Mike Meghani, MRCP Fund I, LLC, for approval to replat and subdivide a tract of land to establish Legacy at Oak Hill Enclave Subdivision, generally located northwest of the intersection of Culebra Road and Oakhill Road. **Staff recommends Approval.** (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-24-11800481: Request by Fernando De Leon, Amram Holdings, LLC, for approval to replat a tract of land to establish 921 S San Augustine Ave Subdivision, generally located northwest of the intersection of Castroville Road and S. San Augustine Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-25-11800078: Request by Charles Talbert, for approval to replat and subdivide a tract of land to establish Talbert - Saltillo Subdivision, generally located southwest of the intersection of Saltillo Street and southwest 21st Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Variances**Item #11**

REQ-CMRORAEVR-25-44400090: Requested by Bobby Eichholz, Rialto Studio. for a variance to remove trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Area (100-year floodplain riparian buffer) as stated under the 2023 Tree Preservation Ordinance for the South Flores Police Station Project, located at 8811 South Flores. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments:**Item #12**

PLAN AMENDMENT CASE PA-2025-11600037 (Council District 2): A request by Stephen G Cook Engineering, representative, for Approval of a Resolution amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Living and Parks/Open Space" to "Industrial" on 11.071 acres out of NCB 18226, located at 11230 IH 10 East. **Staff recommends Approval.** (Associated Zoning Case Z-2025-10700101) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Approval of Minutes

Item #16 Consideration and Approval of the May 28, 2025, Planning Commission minutes.

Motion: Commissioner Dessouky made a motion to approve all items
Second: Commissioner Sanchez
In Favor: Dessouky, Sanchez, Lopez, Ouellette, Bustamante, Siegel, Peck
Opposed: None
Recused: Oroian

MOTION PASSES

Commission Oroian returned to the meeting at 2:03 PM.

INDIVIDUAL HEARING

Other Items

Item #14

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

Valerie Huerta-Rodriguez, Senior Planner, presented nominations for the appointment of primary and alternate members to the Planning Commission Technical Advisory Committee.

Public Comment

Blanca Maldonado, spoke in opposition.

Motion: Commissioner Oroian made a motion to approve the item
Second: Commissioner Sanchez
In Favor: Oroian, Sanchez, Dessouky, Lopez, Oullette, Siegel, Peck
Opposed: Bustamante

MOTION PASSES

Item #13

PLAN AMENDMENT CASE PA-2025-11600041 (Council District 2): A request by Arnoldo Uribe, representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Commercial” to “Regional Commercial” on Lots 9 – 11, NCB 11899 and Lot 5, Block 9, NCB 12023, located at 422 Hartline Drive. Staff recommends Denial. (Associated Zoning Case Z-2025-10700122) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Samantha Benavides, Zoning Planner, presented item. Thirty-nine notices were sent, zero returned in favor, ten against. Staff recommends denial.

Arnoldo Uribe, applicant, amended request to community commercial.

Motion: Commissioner Oroian made a motion to approve item as amended
Second: Commissioner Lopez
In Favor: Oroian, Lopez, Dessouky, Sanchez, Oullette, Bustamante, Siegel, Peck
Opposed: None

MOTION PASSES AS AMENDED

Item #15

Consideration and action to appoint 3 primary and 1 alternate member of the Planning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee.

Nicole Salinas, Principal Planner opened nominations for Planning Commission Technical Advisory Committee.

Motion

Commissioner Siegel nominated Commissioner Peck as a Primary member of the Planning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee.

Commissioner Dessouky nominated Commissioner Dessouky as a Primary member of the Planning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee.

Commissioner Peck nominated Commissioner Sanchez as a Primary member of the Planning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee.

Commissioner Siegel nominated Commissioner Ouellette as an alternate member of the Planning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee.

All motions were confirmed through a voice vote.

Adjournment

There being no further business, the meeting adjourned at 2:42 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary