

City of San Antonio



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

Wednesday, May 25, 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, Ouellette, Milam, Bustamante, Siegel, Proffitt, Peck

Absent: Garcia, Lopez, Oroian

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.

Commissioner Bustamante left the meeting at 2:01 for recusal purposes.

Commissioner Ouellette left the meeting at 2:10 for recusal purposes.

CONSENT HEARING

Plats:

Item #1

LAND-PLAT-23-11800240: Request by Richard Mott, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Roosevelt Landing Unit 4 Subdivision, generally located

northwest of the intersection of Farm to Market Road 1937 and Blue Wing Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-23-11800253: Request by Richard H. Perez, San Antonio Medial Foundation, for approval to subdivide a tract of land UH - Hamilton Wolfe Subdivision, generally southeast of the intersection of Floyd Curl Drive and Hamilton Wolfe. Staff recommends Approval. (Sarah Esparza, Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-23-11800292: Request by Blake Honigblum, Abiso Galm LP, for approval to subdivide a tract of land to establish Galm Crossing Subdivision, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-23-11800449: Request by Charles Marsh, Jen Texas 26 LLC., for approval to subdivide a tract of land to establish Tallyho Offsite Road Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800468: Request by Charles Marsh, Jen Texas 26 LLC, for approval to subdivide a tract of land to establish Tallyho Unit 1 Subdivision, generally located northeast of the intersection of Tamaron Valley and Legend Falls. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-23-11800469: Request by Charles Marsh, Jen Texas 26 LLC., for approval to subdivide a tract of land to establish Tallyho Unit 2 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-23-11800487: Request by Jacqueline Jalomo, Juan Antonio Jalomo Martinez, Denise Avila & Daniel Alila, for approval to replat and subdivide a tract of land to establish Tesoro Trails Subdivision, generally located northeast of the intersection of Loop 1604 and Trumbo Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-23-11800501: Request by Tyler Schlinke, Invest 5S LLC, for approval to replat and subdivide a tract of land to establish The Sanctuary at Brooks Subdivision, generally located northeast of South Presa Street and Southeast Military Drive. Staff recommends Approval. (Sarah Esparza, Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-24-11800097: Request by Charles Marsh, Jen Texas 26 LLC, for approval to subdivide a tract of land to establish Tallyho Unit 3 Subdivision, generally located northwest of the intersection of Legend Falls and Tamaron Valley. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-24-11800150: Request by Jeannette Wickware, for approval to replat a tract of land to establish Pearsall Rd Farms Replat Subdivision, generally located northeast of the intersection of Pearsall Road and Shepherd Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-24-11800186: Request by Jeff Kittle, Kittle Property Group Inc., for approval to subdivide a tract of land to establish Riverbreeze Multifamily Subdivision, generally located southwest of the intersection of Loop 410 and Interstate Highway 16. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-24-11800273: Request by Jason Townsley, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Preserve at Culebra Unit 8 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-24-11800306: Request by Jason Townsley, K.B. Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Preserve at Culebra – Unit 15 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-24-11800331: Request by Rhonda Oliver, Ladera I LLC, for approval to subdivide a tract of land to establish Highpoint Unit-2H Subdivision, generally located southwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Amariah

Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department.

Item #15

LAND-PLAT-24-11800492: Request by Logan Marrs, Invictus Land Developments LLC., for approval to subdivide a tract of land to establish Rayburn Valley Subdivision, generally located southeast of the intersection of United States Highway 90 and Loop 410. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments:**Item #16**

(Continued from 5/14/2025) PLAN AMENDMENT CASE PA-2025-11600027 (Council District 10): A request by SA Life Academy, Representative, for Approval of a Resolution amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700086) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Item #17

PLAN AMENDMENT CASE PA-2025-11600003 (Council District 6): A request by Ortiz McKnight PLLC, Representative, for Approval of a Resolution amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Mixed Use" on Lot 13, Block 92, NCB 18792, generally located in the 5000 block of Tezel Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700014) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Item #18

PLAN AMENDMENT CASE PA-2025-11600040 (Council District 1): A request by Jonathan P. Fly, Applicant, for Approval of a Resolution amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on Lots 91-93 and the east 20.5 feet of Lot 94, Block 6, NCB 9012, located at 291 West Mariposa Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700088) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Other Items**Item #19**

Resolution recommending approval of the release of approximately 302.15 acres of real property, generally located northwest of the intersection of Old Nacogdoches Road and Coyote Run in Comal County, from the City of San Antonio's Extraterritorial Jurisdiction, as petitioned by landowners Heidelberg Materials Southwest Agg LLC and Beazer East, Inc. Staff recommends approval. (Clint

Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department)

Approval of Minutes

Item #20

Consideration and Approval of the May 14, 2025, Planning Commission minutes.

Kellye Sanders, Planning Coordinator, stated that the applicant for item #16 made a proposal to amend their request to high density residential.

Public Comment

Wayne Woldt, spoke in opposition of item #13.

Voicemails

Janet Vasquez, spoke in opposition of item #18.

Motion: Commissioner Proffitt made a motion to approve all items as amended

Second: Commissioner Milam

In Favor: Proffitt, Milam, Sanchez, Dessouky, Siegel, Peck

Opposed: None

Recused: Bustamante, Ouellette

MOTION PASSES

Adjournment

There being no further business, the meeting adjourned at 2:11 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary