

## City of San Antonio



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

**Wednesday, December 13, 2023**

**9:00 AM**

**1901 S. Alamo**

At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

**It is the intent of the City that the presiding officer will be in attendance at this location.**

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

**Work Session – 8:30 AM: Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.**

**9:09 AM – Call to Order**

**Interpretation Services were present.**

**Roll Call – Present:** Proffitt, Peck, Siegel, Dessouky, Lopez, Milam, Sipes

**Absent:** Garcia, Faulkner

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

Item #9	LAND-PLAT-22-11800197 – Recusal purpose
Item #11	LAND-PLAT-22-11800432 – Recusal purpose
Item #21	ADDR-SNC-23-12700006 - Postponed
Item #25	PA-2023-11600074 - Postponed
Item #26	PA-2023-11600071 - Postponed
Item #30	PA-2023-11600076 – Individual consideration
Item #31	PA-2023-11600080 - Withdrawn

Item #35 PA-2023-11600087 - Withdrawn

Item #39 November 15, 2023, 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-21-11800683:** Request by Victor Andonie, Orovest Holdings, LLC., for approval to subdivide a tract of land to establish Punta Verde Subdivision Unit 1 Subdivision, generally located southwest of the intersection of Green Road and Northeast Loop 1604. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-22-11800009:** Request by Ed Cross, PMI 2016, LLC., for approval to replat and subdivide a tract of land to establish Vicinia U17 Townhomes, generally located southeast of the intersection of Ingram Road and Military Drive West. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-22-11800016:** Request by Chad Foster, JR., Dos Mavericks, LLC, for approval to subdivide a tract of land to establish The Oaks at Priest Road Subdivision, generally located northeast of the intersection of Interstate 37 and Priest Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #4**

**LAND-PLAT-22-11800096:** Request by Jonathan Bursey, UGRO-P4 Oakland Estates LLC, for approval to replat and subdivide a tract of land to establish Botanica Oakland Estates Enclave Subdivision, generally located northeast of the intersection of Lockhill Road and Southwell Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-22-11800120:** Request by Toni Fisher, Canam 1604, LLC., A Delaware Limited Liability Company, for approval to subdivide a tract of land to establish 1604 Logistics Center Subdivision, generally located southeast of the intersection of Nacogdoches Road and North Loop 1604 East. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #6**

**LAND-PLAT-22-11800149:** Request by Roberto Tafich, SAMA Developers LLC, for approval to subdivide a tract of land to establish Potranco Creek Phase 1 Subdivision, generally located northwest of the intersection of Groesenbacher Road and State-Highway 90. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #7**

**LAND-PLAT-22-11800158:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Groesenbacher Phase 1, generally located southwest of the intersection of Potranco Road and West Groesenbacher. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #8**

**LAND-PLAT-22-11800191:** Request by Kevin Pape, San Antonio LD, LLC., for approval to replat and subdivide a tract of land to establish Hidden Oaks, Unit 2, generally located southeast of the intersection of Talley Road and Ray Lieck Drive. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #10**

**LAND-PLAT-22-11800237:** Request by Ricardo Renteria, CPS Energy and Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Somerset Meadows, Unit 2 Subdivision, generally located northwest of the intersection of Somerset Road and Interstate Highway 35. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #12**

**LAND-PLAT-22-11800442:** Request by Lloyd A. Denton JR, Talley Road Development, LTD., for approval to replat and subdivide a tract of land to establish Old Talley, Unit 3 Subdivision, generally located southwest of the intersection of Old FM 471 West and Talley Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #13**

**LAND-PLAT-22-11800493:** Request by David Dye, Amibo Mircoestates LLC, for approval to subdivide a tract of land to establish 333 E Theo (IDZ-2) Subdivision, generally located northeast of the intersection of East Theo Avenue and East Probandt Street. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #14**

**LAND-PLAT-22-11800539:** Request by Natalie Griffith, Habitat for Humanity of San Antonio, INC., for approval to replat and subdivide a tract of land to establish Rancho Carlota Unit 4 Subdivision, generally located southeast of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #15**

**LAND-PLAT-22-11800626:** Request by Chesley I. Swann III, Milestone Grosenbacher Development, LTD., for approval to replat and subdivide a tract of land to establish Grosenbacher Ranch Unit – 8 & 9 Subdivision, generally located northeast of the intersection of Grosenbacher Road and West Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #16**

**LAND-PLAT-22-11800641:** Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Espada Commercial Arterial, generally located southeast of the intersection of SE Loop 410 and US Highway 281. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #17**

**LAND-PLAT-22-11800668:** Request by Hunter Trunk, 15702 Nacogdoches, LLC., for approval to replat a tract of land to establish 15702 Nacogdoches Subdivision, generally located southeast of the intersection of Nacogdoches Road and Toepperwein Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #18**

**LAND-PLAT-23-11800031:** Request by Adrian Collins, Gomez-Garcia and Associates, INC., for approval to subdivide a tract of land to establish Roft Road Plat Subdivision, generally located northwest of the intersection on Alamo Parkway and Culebra Road. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

**Item #19**

**LAND-PLAT-23-11800081:** Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc., for approval to replat a tract of land to establish Stolte Ranch Unit 2 Replat Subdivision, generally located northwest of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #20**

**LAND-PLAT-23-11800337:** Request by Richard Mott, HMT Engineering and Surveying, for approval to replat and subdivide a tract of land to establish Somerset Meadows, Unit 1A Subdivision, generally located northwest of the intersection of Somerset Road and Interstate 35. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

**Street Name Change****Item #22**

**ADDR-SNC-23-12700005:** A request by Priscilla Dupree on behalf of Liftfund LLC for approval of a resolution to create a memorial designation on a portion of North San Jacinto Street, located between West Martin Street and Morales, as Janie Barrera Memorial Way.

**Variances****Item #23**

**REQ-CMRORAEVR-23-44400313:** Requested by Stephen Sales with Evergreen Design Group for a variance to remove trees in excess of the 80% significant tree preservation requirement within the floodplain buffer/ESA as stated under the 2010 Tree Preservation Ordinance for Vantage at Wolf Hollow, generally located east of the intersection of Loop 1604 and Empresario Dr. Staff recommends approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

**Item #24**

**REQ-CMRORAEVR-23-44402028:** Requested by Matthew Kitchen with Adams Environmental, Inc. for a variance to remove tree stand and heritage trees in excess of the 80% of tree stand and 100% heritage tree preservation requirement within the Environmentally Sensitive Areas and floodplain as stated under the 2010 Tree Preservation Ordinance for the CPS Energy T-0327 Padua BESS transmission line project, generally located adjacent to Calaveras Lake and north toward New Sulphur Springs Road. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments:****Item #27**

**PLAN AMENDMENT CASE PA-2023-11600045 (Council District 8):** A request by Brown & McDonald PLLC, representative, for Approval of a Resolution amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed Use" on 51.049 acres out of NCB 17700, generally located in the 4000 block of West Loop 1604. Staff recommends Approval. (Associated Zoning Case Z-2023-10700171) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

**Item #28**

**PLAN AMENDMENT CASE PA-2023-11600068 (Council District 1):** A request by Jayson Winters, representative for Approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed Use" to "Regional Mixed Use" on the west 180 feet of Lot F, Block 6, NCB 832, located at 811 and 815 East Park Avenue. Staff recommends Approval. (Associated Zoning Case Z-2023-10700257) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

**Item #29**

**PLAN AMENDMENT CASE PA-2023-11600073 (San Antonio ETJ - Closest to Council District 4):** A request by Mint Development LLC, representative, for Approval of a Resolution amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Urban Low Density Residential" on CB 5197 P-3K, located at 10625 Marbach Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #32**

**PLAN AMENDMENT CASE PA-2023-11600081 (Council District 2):** A request by Bianca Baca, representative, for Approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Mixed Use" to "Employment/Flex Mixed Use" on Lot 51 and the west 25 feet of Lot 56, NCB 984, located at 1526 North Alamo Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700318) (Ashley Leal, Zoning Planner, (210) 207-6311, Ashley.leal@sanantonio.gov, Development Services Department).

**Item #33**

**PLAN AMENDMENT CASE PA-2023-11600085 (Council District 9):** A request by Ortiz McKnight, PLLC, 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 "Low Density Residential" on Lot 3, Block 3, NCB 17160, located at 1402 Walkers Way. Staff recommends Approval. (Associated Zoning Case Z-2023-10700334) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

**Item #34**

**PLAN AMENDMENT CASE PA-2023-11600086 (Council District 1):** A request by AD Acquisitions, LLC, representative, for Approval of a Resolution amending the North Central 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 Lots 8-10, Lot 15, and the east 135 feet of Lot 7, located at 7159 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2023-10700343) (Forrest Wilson, Principal Planner, 210- 207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department).

**Other Item****Item #36**

**S.P. 2024308** – Resolution recommending the City of San Antonio declare as surplus and convey approximately 0.0617 acres of land adjacent to Mission Road and the San Antonio River, located within New City Block A-20 in Council District 5, to Kenedy Junction, Ltd. in exchange for the transfer and conveyance of approximately 0.475 acres of land owned by Kenedy Junction, Ltd. to the City of San Antonio adjacent to St. Mary's Street also within New City Block A-20 in Council District 5. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

**Item #37**

Resolution recommending Approval of the dissolution of the Interlocal Agreement (ILA) between the City of San Antonio and the City of Converse. Staff recommends Approval. (Priscilla Rosales- Pina, Planning Manager, 210-207-7839, Priscilla.rosales-pina@sanantonio.gov, Planning Department.)

**Item #38**

Resolution recommending the Approval for the release of approximately 555.092 acres of real property, consisting of four tracts of land, generally located at 17511 FM 1283, Mico, Texas, in Medina County, from the City of San Antonio's Extraterritorial Jurisdiction, as petitioned by the landowners, Bonnie Zumwalt and Zumwalt Quarry, LLC. Staff recommends approval. (Priscilla Rosales-Pina, Planning Manager, 210-207-7839, priscilla.rosales-pina@sanantonio.gov, Planning Department.)

**Motion:** Commissioner Milam made to approve all items as presented  
**Second:** Commissioner Siegel  
**In Favor:** Milam, Siegel, Dessouky, Lopez, Sipes, Peck, Proffitt  
**Opposed:** None

**MOTION PASSES**

**Commissioner Peck stepped out for recusal purposes at 9:12 AM**

**INDIVIDUAL CONSIDERATION****Item #9**

**LAND-PLAT-22-11800197:** Request by Jim Glasgow, Palace Way Management, LLC, for approval to subdivide a tract of land to establish SA South Business Park Subdivision, generally located northeast of the intersection of State Highway 16 and South Zarzamora Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #11**

**LAND-PLAT-22-11800432:** Request by Richard Mott, Vice President of Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 8D Subdivision, generally located northwest of the intersection of Landa Falls and Kallison Bend. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Motion:** Commissioner Milam made a motion for approval  
**Second:** Commissioner Siegel  
**In Favor:** Milam, Siegel, Dessouky, Lopez, Sipes, Proffitt  
**Opposed:** None  
**Recused:** Peck

**MOTION PASSES**

**Commissioner Peck returned to the Planning Commission meeting at 9:13 AM**

**Item #30**

**PLAN AMENDMENT CASE PA-2023-11600076 (Council District 3):** A request by Josetat Olguinio, 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 “Urban Low Density Residential” to “Medium Density Residential” on Lot 13, Block 27, NCB 3295, located at 950 East Drexel Avenue. Staff recommends Denial. (Associated Zoning Case Z-2023-10700296) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantoio.gov, Development Services Department)

Joseph Leos, Planner, presented item and recommended denial.

Staff stated 31 notices were mailed out to property owners, 0 returned in favor, 2 in opposition. No response from the Highland Park Neighborhood Association.

Josetat Olguinio, applicant, presented item and was available for questions.



**No Public Comments**

**Motion:** Commissioner Siegel made a motion for approval  
**Second:** Commissioner Lopez  
**In Favor:** Siegel, Lopez, Dessouky, Milam, Proffitt  
**Opposed:** Sipes, Peck

**MOTION PASSES**

**Item #39**

Consideration and Approval of November 15, 2023, Planning Commission Minutes.

**Motion:** Commissioner Milam made a motion for approval  
**Second:** Commissioner Peck  
**In Favor:** Milam, Peck, Siegel, Dessouky, Lopez, Sipes, Proffitt  
**Opposed:** None

**MOTION PASSES**

**Adjournment.**

There being no further business, the meeting was adjourned at 9:38 AM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

DATE:

Melissa Ramirez, Secretary