

City of San Antonio



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

Wednesday, February 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: Faulkner, Garcia, Dessouky, Lopez, Milam, Bustamante, Siegel, Proffitt, Peck

Absent: Oullette

Interpretation Services were present.

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

Item #4: LAND-PLAT-23-11800434 – Recusal Purposes

Item #6: LAND-PLAT-24-11800020 – Individual Consideration

Item #7: LAND-PLAT-24-11800024 – Individual Consideration

Item #9: February 12, 2025 Planning Commission 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-23-11800088: Request by Steven Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Higdon Crossing Unit 4 Subdivision, generally located northeast of the intersection of WW White Road and Higdon Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-23-11800089: Request by Steven Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Higdon Crossing Unit 5 Subdivision, generally located northeast of the intersection of WW White Road and Higdon Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Street Rename**Item #3**

ADDR-SNC-24-12700005: Memorial Designation of a portion of Montana Street between New Braunfels Avenue and Walters Street to Bishop Donny Banks Memorial Way. (Clayton Wallace, Planning Coordinator, (210)207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Variances**Item #5**

REQ-CMRORAEVR-24-44400608: Requested by Adam Rademacher, P.E., with Pape-Dawson Engineers for a variance to remove trees in excess of the 80% small species significant tree preservation requirement within the 100-year floodplain buffer/ESA as stated under the 2023 Tree Preservation Ordinance for the Residences at Salado Creek project, generally located approximately 1,100 linear feet east of the intersection of Ira Lee Rd. and Laurens Lane. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #8**

PLAN AMENDMENT CASE PA-2025-11600005 (Council District 10): A request by Killen, Griffin & Farrimond, 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 "Parks/Open Space" to "Medium Density Residential" on Lot P-76E, Lot P-76F, Lot P-76N, Lot 133, Lot 132A and the south 63.12 feet of Lot 2, NCB 15688, located at 13202 Scarsdale Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700016) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

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

MOTION PASSES

Commissioner Bustamante leaves the meeting for recusal purposes at 2:03.

Variances

Item # 4

REQ-CMRORAEVR-24-44400460: Requested by Richard Mott, P.E., with Lennar Homes of Texas for a variance to remove trees in excess of the 80% large species significant tree preservation requirement within the 100-year floodplain as stated under the 2023 Tree Preservation Ordinance for Miro Meadows Subdivision, generally located west of the intersection of New Sulphur Springs and Blandford. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

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

MOTION PASSES

Bustamante returned to the meeting at 2:05.

Comprehensive Master Plan Amendments

Item #6

PLAN AMENDMENT CASE PA-2024-11600101 (Council District 5): A request by Marina Deleon, representative, for Approval of a Resolution amending the Port San Antonio Area Regional Center 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 Lot B-1, Block 3, NCB 8184, located at 2435 Frio City Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700327) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Samantha Benavides, zoning planner, presented item. Eighteen notices were mailed out, one returned in favor, zero opposed, and Thompson Neighborhood Association did not respond. Staff recommends denial.

Mark Alonzo, applicant, presented plans for property.

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

MOTION PASSES

Item#7

PLAN AMENDMENT CASE PA-2025-11600004 (Council District 4): A request by Banira Cordova, representative, for Approval of a Resolution amending the Kelly/South San PUEBLO Community 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 Lot 1 and the east 30 feet of Lot 2, Block 1, NCB 9850, located at 3803 Southwest Military Drive. Staff recommends Denial. (Associated Zoning Case Z-2024-10700335) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Alexa Retana, zoning planner, gave presentation on item. Twenty-seven notices were sent out and zero were returned in favor and zero returned in opposition. The Quintana Community Neighborhood Association gave no response.

Banira Cordova, applicant, presented item and also changed request from "Regional Commercial" to "Community Commercial."

Motion: Commissioner Siegel made motion to approve item as amended
Second: Commissioner Milam
In Favor: Siegel, Milam, Garcia, Dessouky, Lopez, Bustamante, Proffitt, Peck
Opposed: Faulkner

MOTION PASSES

Minutes

Item #9

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

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

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:22 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary