

## City of San Antonio



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

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**Wednesday, July 24, 2024**

**2:00 PM**

**1901 S. Alamo**

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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, Milam, Siegel, Proffitt, Peck, Dessouky

**Absent:** Lopez, Ouellette

Interpretation Services were present.

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

Item # 12      PA202411600048 – Withdrawn

Item # 13      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.*

Chair Peck left meeting for recusal of item #3 at 2:02 PM.

**CONSENT HEARING****Plats****Item #1**

**LAND-PLAT-21-11800367:** Request by Hilda Enelia Ballesteros, for approval to subdivide a tract of land to establish Ballesteros Subdivision, generally located southwest of the intersection of Loop 410 and Southton Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-22-11800419:** Request by Chris Lynch, Brightland Homes LTD, for approval to subdivide a tract of land to establish Prairie Green Unit 1 Subdivision, generally located south of the intersection of North Graytown Road and Green Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-22-11800443:** Request by Frank Furaha, for approval to replat and subdivide a tract of land to establish 106 Old Valley High Drive Subdivision, generally located southeast of the intersection of Old Valley High Drive and New Valley High Drive. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #4**

**LAND-PLAT-22-11800455:** Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Sapphire Grove Phase 1C Subdivision, generally located southeast of the intersection of New Sulphur Springs and Gardner Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-22-11800456:** Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Sapphire Grove Phase 2D Subdivision, generally located southeast of the intersection of New Sulphur Springs and Gardner Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #6**

**LAND-PLAT-22-11800771:** Request by J. David Oppenheimer, Greenbrier RC, LTD., for approval to subdivide a tract of land to establish Boulder Oaks Commercial Subdivision, generally located southeast of the intersection of Jones-Maltsberger Road and Thousand Oaks Drive. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #7**

**LAND-PLAT-22-11800804:** Request by Matt Stone, VHS San Antonio Partners, LLC and Hugo A. Gutierrez Jr., Vise Oaks I, LTD, for approval to subdivide a tract of land to establish Sage Run Road Phase 1 Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Loop 1604. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item # 8**

**LAND-PLAT-23-11800085:** Request by Fabiola M. Ramos, for approval to replat a tract of land to establish Ramos Subdivision, generally located southeast of the intersection of South Zarzamora Street and West Hutchins Place. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**Item # 9**

**LAND-PLAT-24-11800148:** Request by Jaseem Kattukandan Hamsa, for approval to replat a tract of land to establish Loma Linda Replat Subdivision, generally located northwest of the intersection of Fredericksburg Road and Babcock Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**Variances****Item # 10**

**REQ-CMRORAEVR-24-44400183:** Requested by Marshall Preas, PE with Pape-Dawson Engineers for a variance to remove tree stand and heritage trees in excess of the 80% tree stand and 100% heritage tree preservation requirements within the Environmentally Sensitive Areas and floodplain as stated under the 2023 Tree Preservation Ordinance for the SAWS Luensmann Off-site Water Extension. The project is located 0.3 miles northwest of the intersection of Real Road and Zigmont Road. The project is comprised of 4.5 miles of 24" water main with a 24' wide permanent easement and 16' wide construction easement. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

**Plan Amendments****Item #11**

**PLAN AMENDMENT CASE PA-2024-11600043 (Council District 2):** A request by Manuel Luevanos, representative, for Approval of a Resolution amending the IH-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 Lot P-8J, NCB 18226, and Lot P-8J and Lot A-828, CB 5083, located at 11402 East IH-10. Staff recommends Approval. (Associated Zoning Case Z-2024-10700124) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services

**Motion:** Commissioner Siegel made a motion to approve item  
**Second:** Commissioner Garcia  
**In Favor:** Siegel, Garcia, Faulkner, Dessouky, Milam, Proffitt,  
**Opposed:** None  
**Recused:** Peck

**MOTION PASSES**

Chair Peck returned to meeting at 2:03.

**INDIVIDUAL CONSIDERATION**

**Minutes**

**Item #13**

Consideration and Approval of July 10<sup>th</sup> Planning Commission meeting minutes.

**Motion:** Commissioner Proffitt made a motion to approve item  
**Second:** Commissioner Milam

**Chair Peck asked for a voice vote for the minutes, all were in favor.**

**MOTION PASSES**

**Adjournment.**

There being no further business, the meeting was adjourned at 2:04 pm.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary

