

**City of San Antonio**



**Minutes**

**Planning Commission**

Development and Business Services

Center

1901 S. Alamo

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**Wednesday, April 26, 2023**

**2:00 PM**

**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: 1:30 PM 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.**

**2:00 PM – Call to Order**

**SeproTec translator were present.**

**Roll Call**

**Present:** Faulkner, Garcia, Dessouky, Schindler, Milam, Oroian, Siegel, Peck, Proffitt

**Absent:** Lopez

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

Item # 16-Consideration and Approval of April 12, 2023 Planning Commission Minutes.

**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**

**21-11800104:** Request by Craig Glendenning, Bright Lakes Real Estate, LLC, for approval to replat and subdivide a tract of land to establish Lonesome Dove Estates Unit 2A Subdivision, generally located southwest of the intersection of Loop 1604 and Interstate 37. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

#### **Item #2**

**21-11800347:** Request by Emiliano Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Hunters Ridge Subdivision Unit 3A Subdivision, generally located southwest of the intersection of Farm to Market 1518 and Interstate 10. Staff Recommends Approval. (Joslyn Fischer, Planner, 210-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

#### **Item #3**

**21-11800384:** Request by Emiliano Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision Unit 3B, generally located southeast of the intersection of Freudenburg Road and Interstate Highway 10. Staff recommends Approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

#### **Item #4**

**21-11800533:** Request by Sean Miller, Pulte Homes of Texas, LP., for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision Unit B, generally located southwest of the intersection of Swayback Ranch and Davis Ranch. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov)

#### **Item #5**

**22-11800195:** Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Stolte Ranch Unit 4, generally located southwest of the intersection of Elm Forest and Talley Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

#### **Item #6**

**22-11800327:** Request by Jason Townsley, KB Home Lone Star INC., for approval to subdivide a tract of land to establish Texas Research Park, Unit-10B Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

**Item #7**

**22-11800348:** Request by Wesley M. Jones, Juniper Partners I, LLC, Dallas C. Barnett JR., SDI Culebra Property Company, LLC, Dallas C. Barnett JR., HTO Culebra Property Company, LLC, and Brandon Huffman, Fitzroy San Antonio, LLC , for approval to replat and subdivide a tract of land to establish NWC Culebra & Ranch View West Subdivision, generally located northwest of the intersection of Culebra Road and Ranch View West. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #8**

**22-11800398:** Request by Yolanda Colebank, Colebank Investments, LLC, for approval to replat and subdivide a tract of land to establish Colebank Estates III Subdivision, generally located southeast of the intersection of South East Military Drive and Interstate 37. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #9**

**22-11800574:** Request by Lloyd A. Denton JR, 2020 FI Nabors, LLC, for approval to subdivide a tract of land to establish Evoque at Southwinds Subdivision, generally located southeast of the intersection of US Highway 181 and Interstate Highway 37. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #10**

**22-11800587:** Request by Phil Hooker, 1807 Land & Cattle Company, LLC., for approval to replat a tract of land to establish Dominion Heights Lots 1-3 (PUD), generally located at the intersection of Brenthurst Lane and Dominion Heights. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #11**

**23-12000001:** Request by Emilie Weissler, Killen, Griffin & Farrimond, PLLC, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development code (UDC) for Plat #19-11800237 Overlook Town Center, Unit 2, generally located southeast of the intersection of Overlook Parkway and Canyon Golf Road. Staff recommends Approval. Staff Recommends Approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

**Item #12**

**23-12000002:** Request by Michael Amini, Texas Blackhawk 1604, Ltd., for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development code (UDC) for Plat #180341 & Blackhawk 1, generally located northeast of the intersection of Loop 1604 and Bulverde Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, (210) 207-8364, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Variances**

**Item # 13**

**TPV 23-151:** Requested by Richard Mott, with Lennar Homes of Texas Land & Construction LTD. for a variance to remove trees in excess of the 80% significant and 100% heritage tree preservation requirements within the 30” Riparian Buffer/Environmentally Sensitive Area (ESA) as stated under the 2010 Tree Preservation Ordinance for Miro Meadows Units 1 & 2, located at 7659 NEW SULPHUR SPRINGS. Staff recommends Approval. (William Cortez, Plans Examiner II, (210)-207-0270, William.Cortez@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

**Item #14**

**PA-2023-11600021:** A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the United Southwest Community Plan land use classification from “Regional Commercial” to “Light Industrial” on 6.5 acres out of CB 4301, generally located in the 11200 block of Interstate Highway 35 South. Staff recommends Approval. (Associated Zoning Case Z-2023-10700085) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

**Other Items**

**Item # 15**

A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 0.0295-acre sanitary sewer easement, a 0.0351-acre variable width drainage easement and a 0.06-acre temporary construction easement with Santikos Roadrunner, LLC. granting access to property owned and controlled by the City of San Antonio at Leon Creek Greenway near UTSA Boulevard in Council District 8; and approving the acceptance of funds in the amount of \$5,000.00 for improvements at Fox Park and 0.0533 acres of park land. Staff recommends Approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)

- Motion:** Commissioner Peck to approve items as presented
- Second:** Commissioner Siegel
- In Favor:** Faulkner, Garcia, Dessouky, Schindler, Milam, Sipes, Siegel, Peck, Proffitt
- Opposed:** None

**MOTION PASSES**

**Minutes**

**Item #16**

Consideration and Approval of April 12, 2023 Planning Commission Minutes.

Commissioner Schindler stated error in minutes with consent vote attendance. Minutes updated.

**Motion:** Commissioner Siegel to approve item as updated.  
**Second:** Commissioner Milam  
**In Favor:** Faulkner, Garcia, Dessouky, Schindler, Milam, Siegel, Peck, Proffitt  
**Opposed:** None  
**Abstained:** Sipes

**MOTION PASSES**

**Director's Report**

No Directors Report.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:06 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary