

# City of San Antonio



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

**September 13, 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.**

**2:02 PM – Call to Order**

**Worldwide representative presented.**

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

**Absent:** Proffitt, Faulkner, Lopez, Schindler

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

- Item #4           LAND-PLAT-21-11800582– Individual Consideration
- Item #17        PA - 2023-11600043 – Individual Consideration
- Item #20        PA - 2023-11600061 – Individual Consideration
- Item #11        LAND-PLAT-22-11800444 - Withdrawn
- Item #16        PA-2022-11600120 - Postponed
- Item #19        PA-2023-11600059- Withdrawn

**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-21-11800468:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Remington Ranch Units 5 & 6, generally located northeast of the intersection of US Hwy 90 West and Grosenbacher Road. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-21-11800512:** Request by Jim Guy Egbert, Pape Dawson Engineers, for approval to replat and subdivide a tract of land to establish Bill Miller Headquarters, generally located northeast of Historic Old Hwy 90 and Callaghan Road. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-21-11800516:** Request by Chris Orem, P.E., KFW Engineers, for approval to subdivide a tract of land to establish TC Commercial, generally located northwest of the intersection of Two Creeks and West IH 10. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-21-11800694:** Request by Shannon Brit, LGI Homes Texas LLC., for approval to subdivide a tract of land to establish Preserve at Medina, Unit 4 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #6**

**LAND-PLAT-22-11800056:** Request by Richard Mott, Lennar Homes of Texas Land and Construction LLC, for approval to subdivide a tract of land to establish Rose Valley Phase 1B Subdivision, generally located southeast of the intersection of Freudenburg Road and Graytown Road North. Staff recommends approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #7**

**LAND-PLAT-22-11800057:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LLC and Steven S. Benson, AG EGC II (LEN) Multi State 2, LLC, for approval to replat and subdivide a tract of land to establish Rose Valley Phase 2A Subdivision, generally located southeast of the intersection of Green Road and Graytown Road. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #8**

**LAND-PLAT-22-11800115:** Request by Stephen Lieux, San Antonio, LD. LLC, Jose L. Guerra JR., Obichi IV, LTD, and Jose L. Guerra JR., 10 Joranamo Investments, LLC, for approval to subdivide a tract of land to establish Roosevelt Landing Unit 1 Subdivision, generally located southwest of the intersection of FM 1937 and Blue Wing Road. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #9**

**LAND-PLAT-22-11800243:** Request by David Rittenhouse, PHSANW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 PH 3 U13A & U13B Subdivision, generally located northwest of the intersection of Dapple Colt and Kallison Bend. Staff recommends approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #10**

**LAND-PLAT-22-11800291:** Request by Theresa Brits, Lonesome Dove Investment Group, LLC., for approval to replat a tract of land to establish Lonesome Dove, Unit 2, generally located southwest of the intersection of South Loop 1604 East and IH 37 South. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #12**

**LAND-PLAT-22-11800603:** Request by Robert C. Maxham and Melanie S. Maxham, for approval to replat a tract of land to establish Maxham Residence Subdivision, generally located north of the intersection of Bushnell Road and McCullough Road. Staff recommends approval. (Joslyn Fischer, Planner, (210) 207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #13**

**LAND-PLAT-22-11800678:** Request by Trey Marsh, Jen Texas 23, LLC., for approval to subdivide a tract of land to establish Sutton Farms Subdivision, Unit 4., generally located southeast of the intersection of US Highway 87 and Southeast Loop 410. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #14**

**LAND-PLAT-22-11800759:** Request by Alex Mena, 910 Moonshots, LLC., for approval to replat a tract of land to establish Anaqua Springs Ranch Unit 8A (P.U.D.) Subdivision, generally located southwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #15**

**LAND-PLAT-23-11800025:** Request by D. Scott Dye, Brisk Construction, LLC, for approval to replat a tract of land to establish Brisk Subdivision, generally located northeast of the intersection of Mandalay Road and San Pedro Road. Staff recommends approval. (Joslyn Fischer, Planner, (210) 207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #18**

**PLAN AMENDMENT CASE PA-2023-11600056 (Council District 2):** A request by Aldo Uribe, 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 “Low Density Residential” to “Neighborhood Commercial” on Lot 1, Block 2, NCB 11901, located at 4502 Walzem Road. Staff recommends approval. (Associated Zoning Case Z202310700210) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

**Item #21**

**PLAN AMENDMENT CASE PA-2023-11600062 (Council District 2):** A request by Gerardo Ituarte, representative, for Approval of a Resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” to “High Density Residential” on Lot 27, Lot 33, Lot 34, and Lot 41, NCB 1393, located at 223 and 226 Toledo Street, and 1517 Wyoming Street. Staff recommends approval. (Associated Zoning Case Z202310700218) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

- Motion:** Commissioner Siegel made a motion for approval as presented
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Peck, Garcia, Dessouky, Sipes
- Opposed:** None

**MOTION PASSES**

**Individual Consideration:**

**Item #4**

**LAND-PLAT-21-11800582:** Request by Paul Basaldua, Woodlake Acres, LLC., for approval to replat and subdivide a tract of land to establish Woodlake Subdivision, generally located southwest of the intersection of FM 78 and Walzem Road. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Nicole Salinas, Principal Planner, presented item and recommended approval.

Clayton Linney, Engineer of project, presented item and was available for questions.

**Public Comment**

**Voicemail**

Roland De Leon – spoke in opposition  
Ms. De Leon – spoke in opposition

**In Person**

Charlene Elolf – spoke in opposition  
Katina Ozrelic -spoke in opposition  
Mario Aguirre – spoke in opposition  
Bernie Oneil – spoke in opposition

**Motion:** Commissioner Garcia motioned for approval  
**Second:** Commissioner Dessouky  
**In Favor:** Garcia, Dessouky, Milam, Siegel, Sipes, Peck  
**Opposed:** None

**MOTION PASSES**

**Comprehensive Master Plan Amendments:**

**Item #17**

**PLAN AMENDMENT CASE PA-2023-11600043 (Council District 3):** A request by Jacob Collier, representative, for approval of a resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Agribusiness/RIMSE Tier” to "Suburban Tier" on 1.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. (Associated Zoning Case Z20231070016) (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Adolfo Gonzalez, Planner, presented item and recommended denial.

Staff stated 3 notices were mailed out to property owners, 1 returned in favor, 4 received in favor outside 200’ radius, 0 in opposition. No registered Neighborhood Association within 200 feet.

Jacob Collier, representative, presented item to change future land use to Suburban Tier.

**No Public Comment**

- Motion:** Commissioner Siegel motioned for approval
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Garcia, Dessouky, Sipes, Peck
- Opposed:** None

**MOTION PASSES**

**Item #20**

**PLAN AMENDMENT CASE PA-2023-11600061 (Council District 1):** A request by Slate Creek Ranch, LLC, representative, for approval of a resolution amending the SA Tomorrow Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential” to “Employment/Flex Mixed Use” on Lots 7 and 8, Block 6, NCB 6794, located at 724 East Myrtle Street. Staff recommends approval. (Associated Zoning Case Z202310700211) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Kelly Sanders, Planning Coordinator, stated the applicant was requesting a continuance until September 27, 2023, Planning Commission meeting.

**Public Comment**

Ezequiel Pena (voicemail) – spoke in opposition

- Motion:** Commissioner Milam made a motion to continue to the September 27<sup>th</sup> meeting.
- Second:** Commissioner Dessouky
- In Favor:** Milam, Dessouky, Peck, Siegel, Garcia, Sipes
- Opposed:** None

**MOTION PASSES**

**Other Items:**

**Item #22**

Consideration and Approval of the minutes from the August 23, 2023, Planning Commission Meeting.

Vice Chair Peck called for a verbal vote

- In Favor:** Dessouky, Garcia, Sipes
- Opposed:** None
- Abstained:** Peck, Milam, Siegel

Due to abstentions, Vice Chair Peck stated minutes will be considered at the September 27<sup>th</sup> meeting.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:31 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary