

## City of San Antonio



### Minutes

### Planning Commission

Development and Business Services  
Center  
1901 S. Alamo

**Wednesday, June 14, 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:** Peck, Siegel, Garcia, Dessouky, Lopez, Schindler, Milam, Sipes, Proffitt  
**Absent:** Faulkner

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

Item #1      Individual Consideration  
Item #2      Individual Consideration  
Item #17     PA-2022-11600120 – Individual Consideration  
Item #18     PA-2023-11600011 – Withdrawn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 #3**

**21-11800264:** Request by Robert Bruce, Threshold Ranch, LP, for approval to replat a tract of land to establish Threshold Gardens Subdivision, generally located south of the intersection of Interstate 10 and Scenic Loop Road. Staff recommends approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #4**

**21-11800304:** Request by Jordan Love, Lovehaus Development, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 15B, generally located west of the intersection of State Highway 211 and Lambda Drive. Staff recommends approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #5**

**21-11800305:** Request by Jordan Love, Lovehaus Development, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 14B, generally located west of the intersection of State Highway 211 and Lambda Drive. Staff recommends approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #6**

**21-11800311:** Request by Patrick Carrigan-Smith, SA Copper Ridge, Ltd., and Hugo A. Gutierrez, Camp Belton Road, Ltd., for approval to subdivide a tract of land to establish Copper Ridge Subdivision Unit 1, generally located northeast of the intersection of Loop 1604 South and Red Forest Lane. Staff recommends approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #7**

**21-11800410:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Legacy Point Subdivision, generally located south of the intersection of Loop 410 South and Somerset Road. Staff recommends approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #8**

**21-11800413:** Request by Leslie Jones, South Walters Development Group LLC, for approval to replat a tract of land to establish Walters Street Subdivision, generally located southeast of the intersection of Denver Boulevard and South Walters Street. Staff recommends approval. (Suzanna Marshall, Planner, (210)-207-7898, Suzanna.Marshall@sanantonio.gov, Development Services Department).

**Item #9**

**21-11800490:** Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Randolph Crossing Unit 2 Subdivision, generally located south of the intersection of Interstate 10 and East Loop 1604. Staff recommends approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #10**

**21-11800689:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Sapphire Grove Phase 3A Subdivision, generally located east of the intersection of New Sulphur Springs Road & Gardner Road. Staff recommends approval. (Clayton Wallace, Senior Planner, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #11**

**22-11800250:** Request by Christian Martinez Lopez, INDC Working LLC, for approval to replat and subdivide a tract of land to establish San Eduardo Subdivision generally located northwest of the intersection of Wallace Street and South San Eduardo Avenue. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #12**

**22-11800349:** Request by Nader Karimi, N.P. Homes, LLC, Nicholas Balsomo, KCP Chequers, LP, and Paul Howell, Method Bank, for approval to subdivide a tract of land to establish Culebra Kalterra Subdivision, generally located southwest of the intersection of Gass Road and Culebra Road. Staff Recommends approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #13**

**22-11800515:** Request by Jason Townsley, KB Home Lonestar Inc., for approval to subdivide a tract of land to establish Southton Cove Unit 4 Subdivision, generally located southeast of the intersection of Southton Road and Interstate Highway 37. Staff Recommends approval. (Joslyn Fischer, Planner, 210-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).



**Item #14**

**22-11800663:** Request by Curtis Cogburn, ONX-MESA BISTA I, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Units 4 & 5 Subdivision, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends approval. (Suzanna Marshall, Planner, (210)-207-7898, Suzanna.Marshall@sanantonio.gov, Development Services Department).

**Item #15**

**22-11800696:** Vera Estates: Request by Mark Anthony Vera, 10467 Oakland Series, A Series of M&G endeavors LLC, for approval to replat a tract of land to establish Vera Estates Subdivision, generally located Northwest of the intersection of Hollyhock Road and Oakland Road. Staff Recommends approval. (Joslyn Fischer, Planner, 210-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #16**

**22-11800729:** Request by Jose Carrillo, for approval to replat and subdivide a tract of land to establish Carrillo Hill Subdivision, generally located northwest of the intersection of IH35 South and Loop 1604 South. Staff recommends approval. (Tiffany Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Motion:** Commissioner Peck to approve items as presented  
**Second:** Commissioner Garcia  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Individual Consideration****Comprehensive Master Plan Amendments****Item #17**

**PLAN AMENDMENT CASE PA-2022-11600120** (Council District 4) (Continued from 05/24/2023): A request by Brown and McDonald PLLC, 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 "Suburban Tier" to "General Urban Tier" on 34.506 acres out of CB 4296, located at 15895 South State Highway 16. Staff recommends denial. (Associated Zoning Case Z-2022-10700029) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Caroline McDonald, representative, stated they would like to request a continuance until July 12, 2023 Planning Commission Meeting.

**Motion:** Commissioner Peck to continue until July 12, 2023  
**Second:** Commissioner Siegel  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #1**

The selection of a Nominating Committee, who will be responsible for reviewing applicants to the Planning Commission Technical Advisory Committee (PCTAC).

Logan Sparrow, Policy Administrator, presented and ask for nomination for Primary Member 1.

Commissioner Milam nominated Commissioner Siegel and was seconded by Commissioner Peck.  
**All voted in affirmative.**

Primary Member 2

Commissioner Garcia nominated Commissioner Dessouky and was seconded by Commissioner Proffitt.  
**All voted in affirmative.**

Primary Member 3

Commissioner Peck nominated himself and was seconded by Commissioner Proffitt.  
**All voted in affirmative.**

Alternate Member

Commissioner Proffitt nominated Commissioner Milam. Commissioner Milam declined.  
Commissioner Siegel nominated Commissioner Schindler and was seconded by Commissioner Peck.  
**All voted in affirmative.**

**Item #2**

Appointment of three (3) primary members and one (1) alternate member of the Planning Commission to the Planning Commission Technical Advisory Committee for a two-year term to expire between January 9, 2025 and April 10, 2025.

Logan Sparrow, Policy Administrator, presented and ask for nomination for Primary Member 1.

Commissioner Garcia nominated Commissioner Lopez and was seconded by Commissioner Proffitt.  
**All voted in affirmative.**

2<sup>nd</sup> Primary Member

Commissioner Siegel nominated Commissioner Milam and was seconded by Commissioner Schindler.  
**All voted in affirmative.**

**3<sup>rd</sup> Primary Member**

Commissioner Proffitt nominated Commissioner Peck and was seconded by Commissioner Siegel.

**All voted in affirmative.**

**Alternate Member**

Commissioner Dessouky nominated himself and was seconded by Commissioner Proffitt.

**All voted in affirmative.**

**Approval of Minutes**

**Item#19**

Consideration and Approval of the May 24<sup>th</sup> Planning Commission Minutes.

**All voted in affirmative.**

## Adjournment

There being no further business, the meeting was adjourned at 2:10 pm.

APPROVED:

  
GEORGE PECK VICE CHAIR  
Matthew Proffitt, Chair

ATTEST:

  
Melissa Ramirez, Secretary