

City of San Antonio



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

Wednesday, October 23, 2024

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:02 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Faulkner, Lopez, Ouellette, Milam, Spes. Siegel, Peck

Absent: Garcia, Dessouky, Proffitt

Interpretation Services were present.

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

Item #7 – PA-2024-11600064 – Individual Consideration

Item #12 – October 9, 2024 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-22-11800428: Request by Emiliano Guerrero, Forestar Real Estate Group Inc, for approval to subdivide a tract of land to establish Applewood, Units 9 & 10 Subdivision, generally located southwest of the intersection of Interstate Loop 1604 and US Highway 90. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800606: Request by Steven Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, generally located southwest of the intersection of Interstate Highway 10 and FM 1516. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800788: Request by Jim Vater, Southstar at Verano Developer, LLC., for approval to subdivide a tract of land to establish VIDA San Antonio Phase 4 MPCD Subdivision, generally located northeast of the Jaguar Parkway and University Way. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-23-11800285: Request by Michael Taylor, Habitat for Humanity of San Antonio, INC and Susan Ablaya, Hand-Up Homes, LLC, for approval to subdivide a tract of land to establish Rancho Carlota Units 7 & 8 Subdivision, generally located southwest of the intersection of Watson Road and Somerset Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-24-11800106: Request by Jordan Love, Lovehaus Development, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 15D Subdivision, generally located southwest of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Variances**Item #6**

REQ-CMRORAEVR-24-44400267: Requested by Amanda Perez, Protection Development Incorporated, on behalf of owner Keith Benavidez with HEB Grocery Company for a variance to allow removal of and mitigation for large significant species trees in excess of the 80% tree preservation requirement within 100-year floodplain as stated under the 2022 Tree Preservation Ordinance for the proposed drainage improvements within the floodplain. The project is located at 711 S. Foster Rd. between E. Houston St. and Hwy 87 (Rigsby). The current phase of development