

City of San Antonio



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

Wednesday, December 11, 2024

2:00 PM

1901 S. Alamo

The meeting was called to order by Vice Chair Proffitt at 2:15 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Garcia, Dessouky, Lopez, Ouellette, Milam, Oroian, Sipes, Proffitt

Absent: Faulkner, Siegel, Peck

Interpretation Services were present.

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

Item #24 – PA-2024-11600065 – Individual Consideration

Item #26 – PA-2024-11600082 – Individual Consideration

Item #27 – PA-2024-11600087 – Individual Consideration

Item #29 – PA-2024-11600089 – Individual Consideration

Item #34 – An appeal of the Director's decision to exempt a zoning regulation from an approval of vested rights, generally located at 3054 & 3050 McArthur Avenue. – Individual Consideration

Item #39 – Consideration and Approval of November 13, 2024, 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.

2:17 Commissioner Oroian left the meeting for recusal of items #23 and #37.

2:17 Commissioner Ouellette left the meeting for recusal of item #35.

CONSENT HEARING

Plats

Item #1

LAND-PLAT-22-11800405: Request by Tammy Zink, Viva Land Ventures, L.P., for approval to replat and subdivide a tract of land to establish Chavaneaux Subdivision Unit 4, generally located southwest of the intersection of Garnier Pass and Auger Run. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800409: Request by Derek Milikien, Viva Land Ventures, LP. A Texas Limited Partnership, for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 6 Subdivision, generally located southeast of the intersection of Interstate Highway Loop 410 and Pleasanton Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #3,

LAND-PLAT-22-11800618: Request by Craig Glendenning, Bright Lakes – Cielo Villas, LLC., for approval to subdivide a tract of land to establish Cielo Vista Subdivision, generally located northwest of the intersection of Camp Bullis Road and Babcock Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800749: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Wendy Stoeckel, AG EHC II (LEN) Multi State 2, LLC, for approval to replat and subdivide a tract of land to establish Rose Valley Phase 2B Subdivision, generally located southeast of the intersection of Graytown Road and Freudenburg Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800751: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., and Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC., for approval to subdivide a tract of land to establish Rose Valley Phase 3B Subdivision, generally located southwest of the intersection of Graytown Road and Freudenburg Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800752: Request by Richard Mott, Lennar Homes of Texas and Land and Construction, LTD, for approval to subdivide a tract of land to establish Rose Valley Phase 4 Subdivision, generally located northwest of the intersection of Graytown Road North and Abbott Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800765: Request by Paul Basaldua, Versaterra Development, LLC, for approval to replat and subdivide a tract of land to establish Lone Oak Subdivision, Unit 1 Subdivision, generally located northwest of the intersection of South Loop 1604 East and Liedecke Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800769: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Brook Stone Creek-Unit 2E Subdivision, generally located southeast of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800773: Request by Chelsea I. Swann, III, Milestone Grosenbacher Development, Ltd., for approval to subdivide a tract of land to establish Grosenbacher Ranch Unit-6 Subdivision, generally located northeast of the intersection of Grosenbacher Road and Reyes Lane. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800776: Request by Emiliano Guerrero, Forestar Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 4B, generally located southeast of the intersection of Freudenburg Road and Black Bear Ridge. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800778: Request by Chesley I. Swann III, Milestone Grosenbacher Development, LTD., for approval to subdivide a tract of land to establish Grosenbacher Ranch Unit-7 Subdivision, generally located southeast of the intersection of Potranco Road and Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).