

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, April 24, 2024

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.

2:05 PM – Call to Order

Interpretation Services were present.

Roll Call – Present: Proffitt, Siegel, Faulkner, Garcia, Lopez, Milam, Sipes, Oroian

Absent: Peck, Dessouky

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

Item #27	PA-2024-11600012 – Postponed
Item #28	PA-2024-11600021 – Individual consideration
Item #29	PA-2023-11600077 – Individual consideration
Item #30	PA-2024-11600016 – Individual consideration
Item #31	PA-2024-11600017 – Individual consideration
Item #35	April 10, 2024 meeting 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-22-11800238: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Somerset Grove, Unit 3 Subdivision, generally located northwest of the intersection of Interstate 35 and Somerset Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800251: Request by Steven S. Benson, Manager of Essential Housing Asset Management, LLC., for approval to subdivide a tract of land to establish Valle Sol Unit 2 Subdivision, generally located southwest of the intersection of Interstate Highway 35 South and Fischer Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800256: Request by Raul Mendoza, Elite Gad Investment Inc., for approval to subdivide a tract of land to establish Camino Real Subdivision Unit 1, generally located west of the intersection of Texas State Highway 16 and Watson Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800262: Request by Paul Powell, HDC Davis Ranch II, LLC., for approval to subdivide a tract of land to establish McCrary Tract Unit 17 & 19 Subdivision, generally located northwest of the intersection of Swayback Ranch and Galm Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800264: Request by Trey Rogers, Pulte Homes of Texas, L.P., and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 21 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800270: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTS. and Blake Yantis, SA Rocking in the Free World LLC. and SA Landon Ridge, LP., for approval to subdivide a tract of land to establish Tres Laurels, Unit 1A Subdivision, generally located northeast of the intersection of West Montgomery Road and Freedom Way Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800391: Request by Trey Rogers, Pulte Homes of Texas, L.P., and Paul Powell, HDC Davis Ranch II, LLC., for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit D Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800397: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to replat and subdivide a tract of land to establish Flora Meadows Unit 2 Subdivision, generally located southeast of the intersection of Interstate Highway 10 and Liberty Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207- 7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800470: Request by Leslie Ostrander, Continental Homes of Texas LP., for approval to subdivide a tract of land to establish Riverstone Units F8 & F9 Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Galm Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800497: Request by Levi Mixon, BC Cedar Heights, LLC., for approval to subdivide a tract of land to establish Cedar Heights Subdivision, generally located northwest of the intersection of West Quill Drive and West Sunshine. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800502: Request by Gordon Hartman, Medina Revitalization Initiative LLC., for approval to subdivide a tract of land to establish West Ridge Subdivision Unit 2 Subdivision, generally located northeast of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-22-11800504: Request by Gordon Hartman, Medina Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish West Ridge Subdivision Unit 3, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-22-11800545: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone Units G3 & G4 Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-22-11800568: Request by Harry Ben Adams IV, MFP Foster Ranch LP and Gateway 10 Building 2, LLC, for approval to subdivide a tract of land to establish Gateway 10 Business Park – Phase 3 Subdivision, generally located northeast of the intersection of Interstate Highway 10 and North Foster Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #15

LAND-PLAT-22-11800582: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone - Units G5 & G6 Subdivision, generally located northwest of the intersection of Loop 1604 and Alamo Ranch Parkway. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #16

LAND-PLAT-22-11800608: Request by Leslie Ostrander, Continental Homes of Texas LP, for approval to subdivide a tract of land to establish Riverstone Unit G8 Subdivision, generally located northeast of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #17

LAND-PLAT-22-11800659: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and David L. Averill, Marmaxx Operating Corp., for approval to subdivide a tract of land to establish Espada Tract, Phase I Subdivision, generally located southeast of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #18

LAND-PLAT- 22-11800740: Request by Rhonda Oliver, Ladera 1 LLC, Clifton Karam, Jen Holdco 24, LLC and Lennar Homes of Texas Land and Construction LTD, and Steven S. Benson, AG EHC II (Len) Multistate 4, LLC, for approval to subdivide a tract of land to establish Millbrook-Unit 3A and LH-Phase V Subdivision, generally located northwest of the intersection of Ladera Hills and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #19

LAND-PLAT-22-11800789: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Ruby Crossing Subdivision Unit 3B, generally located southwest of the intersection of Loop 1604 and Campbellton Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #20

LAND-PLAT-23-11800236: Request by Leslie Ostrander, Continental Homes of Texas LP., for approval to subdivide a tract of land to establish Riverstone Units H1 Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Galm Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #21

LAND-PLAT-23-11800237: Request by Leslie Ostrander, Continental Homes of Texas LP., for approval to subdivide a tract of land to establish Riverstone Units H3 & H4 Subdivision, generally located northwest of the intersection of Alamo Ranch Parkway and Galm Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #22

LAND-PLAT-23-11800431: Request by Idowu Ntoka, Ion Homes & Resort USA, LLC, for approval to subdivide a tract of land to establish J Street IDZ Subdivision, generally located southeast of the intersection of J Street and Clark Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #23

LAND-PLAT-23-11800307: Request by Jeff Buell, Sitterle Homes and Trey Rogers, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish McCrary Tract Unit 23 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #24

PLAT-TIMEEXT-24-12000003: Request by Razi Hosseini, City of San Antonio, 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 Kelly Parkway Subdivision, generally located southwest of the intersection of US Highway 281 and Del Lago Parkway. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Variances**Item #25**

REQ-CMRORAEVR-24-44400027: Requested by Mark Padilla, PLA with MP Studio, on behalf of owner Brad Peck with Love's Travel Stops and County Stores for a variance to allow removal of trees in excess of the 80% preservation requirement within 100-Yr. Floodplain as stated under the 2015 Tree Preservation Ordinance for the Love's Travel Stop project. The project is located at 9530 Southton Rd. encompassed between S. Presa St. and SE Loop 410. The development includes a convenience store, fuel canopies, and associated parking areas. Staff recommends Approval. (Jacob Sanchez, Assistant City Arborist, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department).

Item #26

REQ-CMRORAEVR-24-44400163: Requested by Marshall Preas, PE with Pape-Dawson Engineers for a variance to remove tree stand in excess of the 80% preservation requirement within the Environmentally Sensitive Areas and floodplain as stated under the 2022 Tree Preservation Ordinance for the SAWS Stonehill Off-site Sewer Extension Amendment. The project is located east of the US Hwy 90 and Jungman intersection starting north of US Hwy 90 and running south for 1.75 miles. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #32**

PLAN AMENDMENT CASE PA-2024-11600026 (Council District 6): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Specialized Center" on Lot P- 193, NCB 18049, located at 7580 Grissom Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700074) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Other Items**Item #33**

S.P. 2384 – Resolution recommending the closure, vacation and abandonment of the 0.352 acre (15,314 square feet) unimproved Wintergarden Drive Public Right-of-Way within New City Block 13940 in Council District 5, as requested by GFB Services, Inc for a fee of \$46,623.00. Staff recommends Approval. (David Salazar, (210) 207-0068, David.Salazar@sanantonio.gov, Public Works Department).

Item #34

A resolution supporting Amendment No. 1 to the Amended and Restated Ground Lease and Management Agreement between the City of San Antonio and the General Land Office to facilitate the implementation of the Alamo Plan by conveyance of property to the State of Texas and extending the lease premises. Staff recommends Approval. (Landry Stafford, (210) 207- 5735, Landry.Stafford@sanantonio.gov, Office of Historic Preservation).

Motion: Commissioner Milam made to approve all items as presented
Second: Commissioner Siegel
In Favor: Milam, Siegel, Faulkner, Garcia, Lopez, Oroian, Sipes, Proffitt
Opposed: None

MOTION PASSES**INDIVIDUAL CONSIDERATION****Comprehensive Master Plan Amendments:****Item #28**

(Continued from 04/10/2024) PLAN AMENDMENT CASE PA-2024-11600021 (Council District 5): A request by Legion Consulting, representative, for Approval of a Resolution amending the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed Use" on Lot 20, NCB 6877, located at 203 Obregon Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700053) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov,

Development Services Department)

Alexa Retana, Planner, presented item and recommended denial.

Staff stated 49 notices were mailed out to property owners, 5 returned in favor, 1 in opposition. Collins Garden Neighborhood Association is in opposition. 2 returned in favor outside 200'.

Edgar Munoz, Applicant, presented item and was available for questions.

No Public Comment

Motion: Commissioner Siegel made a motion to approve applicant's request.

Second: Commissioner Milam

In Favor: Siegel, Milam, Faulkner, Lopez, Oroian, Proffitt

Opposed: Garcia, Sipes

MOTION PASSES

Item #29

PLAN AMENDMENT CASE PA-2023-11600077 (Council District 5): A request by Luis Lopez, representative, for Approval of a Resolution amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Mixed Use" on Lot 31 and Lot 32, Block 14, NCB 3497, located at 259 Taft Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2023-10700304) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Alexa Retana, Planner, stated presented item and recommended denial.

No Public Comment

Staff stated 32 notices were mailed out to property owners, 0 returned in favor, 1 in opposition. No response from Palm Heights Neighborhood Association.

Manuel Gavarrete, Representative, presented item and was available for questions.

Applicant stated for the record, he was withdrawing the request for the Plan Amendment.

No action was taken by Commissioners

Item #30

PLAN AMENDMENT CASE PA-2024-11600016 (Council District 10): A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the North 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 Lot P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700047)

(Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item was recommended approval.

Staff stated 47 notices were mailed out to property owners, 0 returned in favor, 5 in opposition. No registered Neighborhood Association within 200'. 1 response returned in favor, 11 in opposition outside 200'.

Public Comment Voicemails

Belinda M – in opposition
Laura A – in opposition
Lisa B – in opposition
Maria – in opposition
Phalda P – in opposition
Suzanne S – in opposition

In Person

Gerry Arreaga – in opposition
Michele Bigley – in opposition
Michael Bigley – in opposition
Amie Elias – in opposition

Motion: Commissioner Siegel made a motion to approve the item
Second: Commissioner Garcia
In Favor: Siegel, Garcia, Faulkner, Lopez, Milam, Sipes, Oroian, Proffitt
Opposed: None

MOTION PASSES

Item #31

PLAN AMENDMENT CASE PA-2024-11600017 (Council District 3): A request by Uriel Villarreal, property owner, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends Denial. (Associated Zoning Case Z-2024-10700048) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Samantha Benavides, Planner, presented item and recommended denial.

Staff stated 20 notices were mailed out to property owners, 1 returned in favor, 2 in opposition. No response from St. Leo's Neighborhood Association.

Uriel Villarreal, applicant, presented item and was available for questions.

Commissioner Garcia stepped out from the Planning Commission meeting at 3:24 PM. Mr. Garcia returned at 3:28 PM.

Public Comment

Mike Villarreal (property owner) – in favor

Commissioner Garcia left the Planning Commission meeting at 3:31 PM

Motion: Commissioner Siegel made a motion approve
Second: Commissioner Milam
In Favor: Siegel, Milam, Faulkner, Lopez, Oroian, Sipes, Proffitt
Opposed: None

MOTION PASSES

Item #35

Consideration and Approval of April 10, 2024 Planning Commission Minutes.

Motion: Commissioner Faulkner made a motion for approval
Second: Commissioner Milam

A verbal vote was taken, and all voted in affirmative.

MOTION PASSES

Director's Report

None

Adjournment.

There being no further business, the meeting was adjourned at 3:34 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

DATE:

Melissa Ramirez, Secretary