

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

is for Site Work consisting of drainage improvements that include construction of a drainage channel and bridge crossing. Staff recommends Approval. (Jacob Sanchez, Assistant City Arborist, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department).

Other Items

Item #8

Resolution recommending approval of a voluntary extraterritorial jurisdiction (ETJ) expansion, consisting of an approximately 35.55-acre tract of land, generally located at the southeast intersection of Abbott Road and Stapper Road in east Bexar County, Texas as petitioned by the landowners SA Do The Evolution, LLC and SA Eisele, LLC. Staff recommends approval.

(Clint Eliason, Planning Coordinator, Planning Department, 210-207-0268, Clinton.Eliason@SanAntonio.Gov).

Item #9

Resolution recommending approval of the release of approximately 214.27 acres of real property, consisting of one tract of land generally located southeast of the intersection of Schoenthal Road and Montanio Drive in Comal County, Texas from the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) as petitioned by the landowner, Flying W Properties, Ltd. Staff recommends Approval. (Clint Eliason, Planning Coordinator, 210-207-0268, clinton.eliason@sanantonio.gov, Planning Department)

Item #10

A public hearing and resolution recommending the City of San Antonio’s consent to the annexation of 146.153 acres by the Clearwater Creek Special Improvement District, generally located northwest of the intersection of FM 2538 and Miller Road in the extraterritorial jurisdiction of the City of San Antonio, and a first amendment to the Development Agreement between the City of San Antonio and Fair Oaks Mosaic TBY, LLC, SA Kosta Browne Ltd, SA Given To Fly, LP, SA Do the Evolution, LLC, and SA Eisele, LLC. Staff recommends Approval. (Ann Benavidez, Senior Planner, Planning Department, (210) 207-7646, Ann.Benavidez@sanantonio.gov.).

Item #11

A public hearing and resolution recommending the City of San Antonio’s consent to the annexation of 38.56 acres by the Sapphire Grove Special Improvement District, generally located northwest of the intersection of New Sulphur Springs Road and Gardner Road in the extraterritorial jurisdiction of the City of San Antonio, and a first amendment to the Development Agreement between the City of San Antonio and Lennar Homes of Texas Land and Construction, LTD. Staff recommends Approval. (Kasey Wright, Senior Planner, Planning Department, (210) 207-2106, Kasey.Wright@sanantonio.gov).

Motion: Commissioner Siegel made a motion to approve all items as presented

Second: Commissioner Milam

In Favor: Siegel, Milam, Faulkner, Lopez, Ouellette, Sipes, Peck

Opposed: None

MOTION PASSES

INDIVIDUAL CONSIDERATION

Comprehensive Master Plan Amendments

Item #7

(Continued from 9/25/2024) PLAN AMENDMENT CASE PA-2024-11600064 (Council District 5): A request by Patrick Christensen, representative, 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 "High Density Residential" on Lot 6, Block 5, NCB 6567, and the north 95.85 feet of Lot 4, Block 2, NCB 3730, located at 240 Hawthorne Street and 122 Orange Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700215) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated the applicant requests a continuance until November 13, 2024.

Patrick Christensen, representative, requested a continuance until the next Planning Commission meeting on November 13, 2024, to give the applicant time to revise the site plan after a public meeting with the community.

- Motion:** Commissioner Siegel made a motion to approve the continuance
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Faulkner, Lopez, Ouellette, Sipes, Peck
- Opposed:** None

MOTION PASSES

Approval of Minutes:

Item #12

Consideration and Approval of the November 9, 2024 Planning Commission Minutes

- Motion:** Commissioner Milam made motion to approve as presented
- Second:** Faulkner

Chair Peck called a voice vote, and all were in favor.

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:07 pm.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary