

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, May 8, 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.

2:04 PM – Call to Order

Interpretation Services were present.

Roll Call – Present: Peck, Siegel, Faulkner, Garcia, Dessouky, Lopez, Milam, Oullette, Sipes, Proffitt

Absent: None

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

- Item #23 PA-2024-11600014 – Request to continue to May 22nd meeting
- Item #24 PA-2024-11600022 – Request to continue to May 22nd meeting
- Item #25 PA-2024-11600027 – Individual consideration
- Item #27 PA-2024-11600029 – Withdrawn
- Item #31 Proposed annexation of a 16.371-acre property – Request to cont. to May 22nd meeting
- Item #32 April 24, 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-22-11800200: Request by Patrick Carrigan-Smith, Blue Wing Trails LTD., for approval to subdivide a tract of land to establish Blue Wing Trails Unit 3 Subdivision, generally located southeast of the intersection of Blue Wing Road and Mickey Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800212: Request by Rob Wasylw, Davidson Homes, LLC, for approval to subdivide a tract of land to establish Agave Unit 2 Subdivision, generally located northeast of the intersection of Interstate Highway 37 and Interstate Loop 410. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800287: Request by Jose Jaime Rodriguez, Yellowstone Real Estate, Inc., for approval to subdivide a tract of land to establish Las Palomas Subdivision, generally located southwest of the intersection of Southwest Loop 410 and Pleasanton Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800302: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Sapphire Grove Phase 2B Subdivision, generally located southeast of the intersection of Gardner Road and New Sulphur Springs Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800353: Request by Stephen Lieux, San Antonio, LD. LLC., for approval to subdivide a tract of land to establish Roosevelt Landing Unit 2 Subdivision, generally located northwest of the intersection of Blue Wing Road and FM 1937. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800400: Request by Steven Benson, AG EHC II (LEN) Multi State 4, LLC, Merry Ann Southwell, Davis-McCrary Property Trust and Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Stone Garden Unit 2 Subdivision, generally located southeast of the intersection of Interstate Highway 37 and US Highway 181 South. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207- 8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800441: Request by Gerardo Cervantes, Summit Property Holdings, LLC, for approval to subdivide a tract of land to establish W French Place Subdivision, generally located southeast of the intersection of West Craig Place and San Antonio Boulevard. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800448: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Rose Valley Phase 3A Subdivision, generally located southeast of the intersection of Freudenburg Road and Graytown Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800458: Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Randolph Crossing Unit 4 Subdivision, generally located southwest of the intersection of Loop 1604 and Schuwirth Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800478: Request by Carson Trainer, Chesmar Homes, LLC, for approval to subdivide a tract of land to establish Boerne Stage Road Unit 1 Subdivision, generally located northwest of the intersection of Boerne Stage Road and Toutant Beauregard. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800650: Request by David Rittenhouse, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 14B Subdivision, generally located northwest of the intersection of Kallison Bend and Kallison Lane. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-22-11800718: Request by Patrick Carrigan Smith, SA Ciudad LLC. A Texas Limited Liability Company by: Camcorp Management Inc. A Texas Corporation, for approval to subdivide a tract of land to establish Ciudad De Las Palomas Unit 2 Subdivision, generally located northwest of the intersection of Tamaron Pass and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-23-11800101: Request by Jason Townsley, KB Home Lone Star INC., for approval to subdivide a tract of land to establish Harlandale Unit 3 Subdivision, generally located northwest of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-23-11800143: Request by Patrick Flanagan, Friedrich Hill, LLC., for approval to subdivide a tract of land to establish Friedrich Hill PUD Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Heuermann Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #15

LAND-PLAT-23-11800218: Request by Jason Townsley, K.B. Home Lone Star, INC. and Dr. Scott Carloss, Medina Valley Independent School District, for approval to replat and subdivide a tract of land to establish Preserve at Culebra- Unit 14 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #16

LAND-PLAT-23-11800219: Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Tierra Linda Phase 1 Subdivision, generally located southeast of the intersection of Interstate Highway 35 and Loop 410. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #17

LAND-PLAT-23-11800320: Request by Carson Trainer, Chesmar Homes, for approval to subdivide a tract of land to establish Steubing Unit 14 Subdivision, generally located east of the intersection of Stone Oak Parkway and Huebner Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #18

LAND-PLAT-23-11800432: Request by Tyler Schlinke, Essence Homes LLC., for approval to replat and subdivide a tract of land to establish Essence Shetland Subdivision, generally located southeast of the intersection of Southeast Military Drive and Interstate Highway 37. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #19

LAND-PLAT-23-11800490: Request by Leslie K. Ostrander, Continental Homes of Texas, for approval to subdivide a tract of land to establish Riverstone, Units H11 & H12 Subdivision, generally located northwest of the intersection of Alamo Ranch Parkway and Galm Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #20

LAND-PLAT-23-11800497: Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Agave Unit-3 Subdivision, generally located southwest of the intersection of South W.W. White Road and Hildebrandt Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #21

LAND-PLAT-23-11800515: Request by Joe L. Flores Jr., for approval to replat and subdivide a tract of land to establish Flores Howard Subdivision, generally located southeast of the intersection of Howard Street and West Contour Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #22

LAND-PLAT-24-11800002: Request by Ian Chase, for approval to replat a tract of land to establish 2127 Woodlawn Subdivision, generally located northwest of the intersection of North Josephine Tobin and West Woodlawn Avenue. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #26

PLAN AMENDMENT CASE PA-2024-11600028 (Council District 4): A request by Ortiz McKnight, 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 land use classification from "Agribusiness Tier" to "Suburban Tier" on 24.135 acres out of NCB 11298 and NCB 17364, located at 9371 Interstate Highway 35 South. Staff recommends Approval. (Associated Zoning Case-Z-2024-10700084) (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Item #28

PLAN AMENDMENT CASE PA-2024-11600030 (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Community Commercial, Regional Commercial, and Urban Living" to "Industrial" on Lot 3, Block 7, NCB 16567, located at 8810 Interstate Highway 10 East. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Item #29

PLAN AMENDMENT CASE PA-2024-11600032 (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 land use classification from "Specialized Center" to "Suburban Tier" on 25.378 acres out of NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2024- 10700093) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Other Items

Item #30

S.P. 20220000064 – Resolution recommending the closure, vacation, and abandonment of a 0.122 acre (5,327 square feet) improved Rossy Street Public Right-of-Way within New City Block 132 in Council District 1, as requested by 425 N. Flores, Ltd., for a fee of \$240,100.00. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

- Motion:** Commissioner Peck made to approve all items as presented
- Second:** Commissioner Garcia
- In Favor:** Peck, Garcia, Siegel, Faulkner, Dessouky, Lopez, Milam, Oullette, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

INDIVIDUAL CONSIDERATION

Comprehensive Master Plan Amendments:

Item #23

(Continued from 04/10/2024) PLAN AMENDMENT CASE PA-2024-11600014 (Council District 3): A request by Sonoma Housing Advisors, LLC, 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 "Parks Open Space" to "High Density Residential" on 5.56 acres out of NCB 7657, located at 3400 Mission Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700043) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated applicant requested a continuance to the May 22, 2024 meeting.

Public Comment

Theresa Ybanez – in opposition

- Motion:** Commissioner Siegel made a motion to continue to May 22nd meeting
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Peck, Faulkner, Garcia, Dessouky, Lopez, Ouellette, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

Item #24

PLAN AMENDMENT CASE PA-2024-11600022 (ETJ – Closest to Council District 2): A request by Brown and McDonald, PLLC, representative, for Approval of a Resolution amending the IH-10 East Corridor, a component of the Comprehensive Master Plan of the City, by changing the Perimeter Plan land use classification from “Urban Living” to “Community Commercial” on 35.668 acres out of NCB 18225 P-3 & P-16 CB 5088 P-3 & P-16 A-828, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2024-10700059 CD) (Joshua Jaeschke, Senior Planner, (210) 207-0255, Joshua.Jaeschke@sanantonio.gov, Planning Department).

Item #31

Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 16.371-acre property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East, which is contiguous to the city limits of San Antonio and located within the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) in east Bexar County, as requested by the property owner, Doggett Freightliner Properties III, LLC, and related Service Agreement. Staff recommends Approval. (Joshua Jaeschke, Senior Planner, (210) 207-0255, Joshua.Jaeschke@sanantonio.gov, Planning Department).

Kellye Sanders, Planning Coordinator, stated applicant requested a continuance to the May 22, 2024 meeting.

Public Comment – Item #24

Voice mail

Norma Diaz – In opposition

No Public Comment – Item #31

- Motion:** Commissioner Peck made a motion for approval of applicant’s request
- Second:** Commissioner Faulkner
- In Favor:** Peck, Faulkner, Siegel, Garcia, Dessouky, Lopez, Milam, Ouellette, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

Item #25

PLAN AMENDMENT CASE PA-2024-11600027 (Council District 5): A request by Leon Galvan Lopez Jr., property owner, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "General Urban Tier" to "Regional Center" on 3.9626 acres out of NCB 8324, located at 5317 West Commerce Street. Staff recommends Denial. (Associated Zoning Case Z- 2024-10700069) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Samantha Benavides, Planner, presented item and recommended denial.

Staff stated 67 notices were mailed out to property owners, 0 returned in favor, 1 in opposition. No registered Neighborhood Association within 200’.

Leon Galvan, property owner, presented item and was available for questions.

- Motion:** Commissioner Peck to uphold staff’s recommendation
- Second:** Commissioner Milam
- In Favor:** Peck, Milam, Siegel, Faulkner, Garcia, Dessouky, Lopez, Ouellette, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

Item #32

Consideration and Approval of April 24, 2024 Planning Commission Minutes.

- Motion:** Commissioner Siegel made a motion for approval
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Peck, Faulkner, Garcia, Dessouky, Lopez, Ouellette, Sipes, Proffitt
- Opposed:** None

MOTION PASSES

Director’s Report

Staff reported the election of officers for Planning Commission will take place at the beginning of May 22nd meeting. The Planning Commission Technical Advisory Committee currently has 16 expired positions. Applications for the vacancies will be accepted through June 10th. On the next meeting agenda, a nomination committee will be nominated to review and interview applicants for the Planning Commission Technical Advisory Committee.

Adjournment.

There being no further business, the meeting was adjourned at 2:30 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

DATE:

Melissa Ramirez, Secretary