

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, November 15, 2023

9:00 AM

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 – 8:30 AM: 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.

9:02 AM – Call to Order

Interpretation Services were present.

Roll Call – Present: Peck, Siegel, Faulkner, Dessouky, Lopez, Milam

Absent: Garcia, Proffitt

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

- Item #13 LAND-PLAT-2022-11800547 – Pulled for recusal purposes
- Item #20 LAND-PLAT-2023-11800223 – Individual Consideration
- Item #23 ADDR-SNC-23-12700002 - Withdrawn
- Item #24 PA-2023-11600071 – Request for continuance
- Item #25 PA-2023-11600074 – Request for continuance
- Item #26 PA-2023-11600074 – Individual Consideration
- Item #30 October 25, 2023, 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-21-11800564: Request by Bruce Whitis, WBW Single Development Group, LLC, for approval to subdivide a tract of land to establish Vista Real Phase II Subdivision, generally located southwest of the intersection of Loop 1604 and Schuwirth Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-21-11800618: Request by Farah Najah Al-Shalchi, Eckhert Valley, LLC, for approval to subdivide a tract of land to establish Eckhert Valley Subdivision, generally located southwest of the intersection of Abe Lincoln and Eckhert Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-21-11800644: Request by Peter Greenblum, PBG Ventures LLC, for approval to subdivide a tract of land to establish The Bungalows at Hotwells (IDZ-1) Subdivision, generally located southwest of the intersection of Interstate 37 and East Southcross Boulevard. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-21-11800645: Request by Gordon V. Hartman, Meh Holding Company, LTD, for approval to subdivide a tract of land to establish Gates Subdivision Unit 1 Subdivision, generally located southeast of the intersection of Kirkner Road and U.S. Highway 87. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-21-11800688: Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Sapphire Grove Phase 2A, generally located southwest of the intersection of New Sulphur Springs Road and Beck Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800041: Request by Lee Baker III, The Woodlands Group, LLC, for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 1A Subdivision, generally located northeast of the intersection of Red Wing Road and FM 1283. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800042: Request by Lee Baker III, The Woodlands Group, LLC, for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 2A Subdivision, generally located northeast of the intersection of Red Wing Road and FM 1283. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800043: Request by Lee Baker, III, The Woodlands Group, LLC, for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 3A Subdivision, generally located southwest of the intersection of Kail Avenue and Schuchart Ranch. Staff recommends Approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800215: Request by Javier Garza, Mines Logistics Center LLC, for approval to subdivide a tract of land to establish Garza-Rockport Subdivision, generally located southwest of the intersection of Loop 1604 South and US Highway 281 South. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800273: Request by Charles Turner, Terrafirma Homes, INC., Eliseo Torres, and Antonia Flores, for approval to replat and subdivide a tract of land to establish MLK Place Subdivision, IDZ, generally located southwest of the intersection of Martin Luther King Drive and Aurelia Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800277: Request by Lee Baker III, The Woodlands Group, LLC, for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 4A Subdivision, generally located northeast of the intersection of Red Wing Road and FM 1283. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-22-11800542: Request by Kyle Lents, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Luensmann Unit 1B1 Subdivision, generally located northwest of the intersection of FM 1346 and East Loop 1604 North. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-22-11800567: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to replat a tract of land to establish Crescent Hills Lot 19 Subdivision, generally located southwest of the intersection of Crescent Cove and Solar Ridge. Staff recommends Approval. (Tiffany Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #15

LAND-PLAT-22-11800631: Request by Juan M. Alvarado, 7868 Lost Creek LLC, for approval to replat a tract of land to establish Lost Creek Gap Apartments Subdivision, generally located northeast of the intersection of Interstate Highway 10 and Lost Creek Gap. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #16

LAND-PLAT-22-11800738: Request by Kyle Lents, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Luensmann Unit 1B2 Subdivision, generally located northwest of the intersection of FM 1346 and East Loop 1604 North. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #17

LAND-PLAT-22-11800754: Request by Lloyd A. Denton, Jr., Bass Bulverde Commercial, LTD., for approval to replat and subdivide a tract of land to establish Bass Bulverde Commercial, generally located northwest of the intersection of US Highway 281 North and Bulverde Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #18

LAND-PLAT-23-11800011: Request by Pedro Alanis, Westwood Professional Services, LLC, for approval to subdivide a tract of land to establish Pavilion Culebra Subdivision, generally located southeast of the intersection of Culebra Road and Mira Vista. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

Item #19

LAND-PLAT-23-11800211: Request by P.J. Pfeifer, Pape-Dawson Engineers, for approval to replat and subdivide a tract of land to establish De La Salle Subdivision, generally located northwest of the intersection of Bulverde Road and East Evans Road. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

Department).

Item #21

PLAT-TIMEEXT-23-12000010: Request by Paul Kuo, Lucca Rabel, LLC, 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 Rabel Subdivision Unit 1, generally located northeast of the intersection of Valley Road and South Flores Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #22

PLAT-TIMEEXT-23-12000011: Request by Paul Kuo, Lucca Rabel, LLC, 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 Rabel Subdivision Unit 2, generally located northeast of the intersection of South Flores Road and Valley Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments:**Item #27**

PLAN AMENDMENT CASE PA-2023-11600079 (Council District 2): A request by Michael N. Shackelford and Sonny Knox, representatives, for Approval of a Resolution amending the the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Industrial" on Lot P-5E, NCB 17996, located at 2495 FM 1516 North. Staff recommends Approval. (Associated Zoning Case Z-2023-10700317) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Item #28

PLAN AMENDMENT CASE PA-2023-11600084 (Council District 5): A request by Killen, Griffin & Farrimond, representative, for Approval of a Resolution amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed Use" on the east 338.98 feet and the west 164.14 feet Lot 3, Block 102, NCB 274, located at 1025 South Frio Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700287) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Other Item**Item #29**

Resolution recommending the release of a 0.193 of an acre, or 8,428 square feet more or less, easement located on that 1296.619 acre tract conveyed to Marmaxx Operating Corp. by deed recorded in Volume 18753, Page 1832 of the Official Public Records of Bexar County, Texas, being a portion of a 50' Drainage Easement recorded in Volume 4249, Page 1984-1987 of the Official Public Records of Bexar County (County Block 4283), Texas located east of US Hwy 281 South and south of IH-410, located Outside City Limits (OCL) as requested by Lennar Homes of Texas Land and Construction, LTD. Staff recommends approval. (Public Works Department, Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov)

Motion: Commissioner Siegel made to approve all items as presented
Second: Commissioner Milam
In Favor: Siegel, Milam, Faulkner, Dessouky, Lopez, Peck
Opposed: None

MOTION PASSES

Commissioner Peck stepped out for recusal purposes at 9:05 AM

INDIVIDUAL CONSIDERATION

Item #13

LAND-PLAT-22-11800547: Request by Chesley I. Swann, Milestone Grosenbacher Development LTD., for approval to replat and subdivide a tract of land to establish Olson Subdivision Unit 5 & 6, generally located northwest of the intersection of West US Highway 90 and East Loop 1604. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Motion: Commissioner Milam made a motion for approval
Second: Commissioner Lopez
In Favor: Milam, Lopez, Dessouky, Faulkner, Siegel
Opposed: None
Recused: Peck

MOTION PASSES

Commissioner Peck returned to the Planning Commission meeting at 9:06 AM

Item #20

LAND-PLAT-23-11800223: Request by David W. Dye III, for approval to replat a tract of land to establish Manor Hill Estates P.U.D Subdivision, generally located northeast of the intersection of Dominion Drive and Manor Hill Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Applicant was present, did not make a presentation.

Public Comment

In Person

Gary Clements – in opposition
Uma Goring – in opposition

Motion: Commissioner Siegel made a motion for approval
Second: Commissioner Milam
In Favor: Siegel, Milam, Faulkner, Dessouky, Lopez, Peck
Opposed: None

MOTION PASSES

Item #24

(Continued from 10/25/2023) PLAN AMENDMENT CASE PA-2023-11600071 (Council District 10): A request by Ana Sarabia, representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” to “Light Industrial” on Lot P-37B, NCB 15679, located at 13639 Bulverde Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2023-10700276) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Item #25

PLAN AMENDMENT CASE PA-2023-11600074 (Council District 10): A request by Odilon Bernal III representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Commercial” to “Community Commercial” on Lot 9, Block 5, NCB 17762, generally located in the 4600 block of North Stahl Park. Staff recommends Approval. (Associated Zoning Case Z-2023-10700291 CD) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Kelly Sanders, Planning Coordinator, stated the applicant for both PA-23-11600071 and PA-23-11600074 requested a continuance to the December 13th meeting.

Public Comment – Item #24

In Person

Chelsea Edwards – in opposition

- Motion:** Commissioner Milam made a motion to continue items to December 13th
- Second:** Commissioner Faulkner
- In Favor:** Milam, Faulkner, Siegel, Lopez, Dessouky, Peck
- Opposed:** None

MOTION PASSES

Item #26

PLAN AMENDMENT CASE PA-2023-11600075 (Council District 5): A request by Pedro Fuentes, representative, for Approval of a Resolution amending the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Mixed Use” to “Regional Commercial” on Lot 27 and Lot 28, Block 12, NCB 8908, located at 2705 West Southcross Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2023-10700294) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Adolfo Gonzalez, Planner, presented item and recommended denial.

Staff stated 28 notices were mailed out to property owners, 0 returned in favor, 0 in opposition. No response from the Quintana Community Neighborhood Association.

No Public Comment

Motion: Commissioner Siegel made a motion for denial
Second: Commissioner Milam
In Favor: Siegel, Milam, Faulkner, Dessouky, Peck
Opposed: Lopez

MOTION PASSES

Approval of Minutes

Item #30

Consideration and Approval of October 25, 2023, Planning Commission Minutes.

Motion: Commissioner Milam made a motion to approve minutes
Second: Siegel
Voice vote: All in favor

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 9:31 AM.

APPROVED:

George Peck, Vice Chair

ATTEST:

Melissa Ramirez, Secretary