

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, April 10, 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.

2:00 PM – Call to Order

Interpretation Services were present.

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

Absent: Lopez

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

- Item #22 PA-2024-11600005 – Withdrawn
- Item #24 PA-2024-11600014 – Request to continue to May 8th meeting
- Item #23 PA-2024-11600008 – Individual consideration
- Item #25 PA-2024-11600021 – Individual consideration
- Item #26 PA-2024-11600024 – Individual consideration
- Item #27 March 27, 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-22-11800203: Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 9 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 #2

LAND-PLAT-23-11800204: Request by Jordan Love, Lovehaus Development, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Unit 15C Subdivision, generally located southwest of the intersection of Lambda Drive and Omicron Drive. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800260: Request by Matthew Myllykangas, GG B2R Applewood LP, for approval to subdivide a tract of land to establish Applewood Unit 8 Subdivision, generally located southwest of the intersection of US Highway 90 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800263: Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 29 Subdivision, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800298: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone-Unit F1 Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Lampasas Loop. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800300: Request by Clifton Karam, Lennar Homes of Texas Land and Construction, LTD., and Steven S. Benson, AG EHC II (LEN) Multistate 4 LLC, for approval to replat and subdivide a tract of land to establish Millbrook- Unit 2A Subdivision, generally located northwest of the intersection of Ladera Hills and State Highway 211. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800301: 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 1B Subdivision, generally located southwest of the intersection of New Sulphur Springs Road and Sapphire Grove. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800339: Request by Jim Vater, Southstar at Verano Developer, LLC, for approval to replat and subdivide a tract of land to establish Vida San Antonio Phase 3 MPCD Subdivision, generally located southeast of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800371: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone Unit F2 Subdivision, generally located northeast of the intersection of Galm Road and Alamo Ranch Parkway. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800387: Request by Thomas Kuhlmann, LPC Freeport Centre, L.P. and Adam Vehik, Balcones Recycling San Antonio, LLC., for approval to replat and subdivide a tract of land to establish Freeport Industrial Subdivision, generally located northeast of the intersection of Quintana Road and Fischer Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800463: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone Unit F3 Subdivision, generally located northeast of the intersection of Galm Road and Alamo Ranch Parkway. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-22-11800486: Request by Blake Harrington, Arroyo Cap II-2, LLC., for approval to subdivide a tract of land to establish Echtle Tract Unit-3 Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-22-11800595: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Millbrook- Unit 2B Subdivision, generally located southwest of the intersection of west Grosenbacher Road and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-22-11800741: Request by Blake Harrington, Starlight Homes Texas, LLC, and Arroyo Cap II-2, LLC, for approval to subdivide a tract of land to establish Jungman Tract Unit -15 Subdivision, generally located southwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #15

LAND-PLAT-22-11800793: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Ruby Crossing, Unit 3A Subdivision, generally located southeast of the intersection of Loop 1604 and Red Forest Lane. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #16

LAND-PLAT-23-11800109: Request by Taylor Dreiss, Pecan Springs Development, LLC and Corral Ridge Ranch, LTD, for approval to subdivide a tract of land to establish Pecan Springs Unit 4 P.U.D. Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207- 8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #17

LAND-PLAT-23-11800290: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Stonehill Unit 1 & 3A Subdivision, generally located northeast of the intersection of Jungman Road and US Highway 90. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #18

LAND-PLAT-23-11800291: Request by Leslie Ostrander, Continental Homes of Texas LP., for approval to subdivide a tract of land to establish Stonehill Model Park Subdivision, generally located northeast of the intersection of US Highway 90 and Mechler Lane. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #19

LAND-PLAT-23-11800357: Request by Leslie K. Ostrander, Continental Homes for approval to subdivide a tract of land to establish Stonehill Unit 7 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #20

LAND-PLAT-23-11800358: Request by Leslie K. Ostrander, Continental Homes for approval to subdivide a tract of land to establish Stonehill Units 3B & 5 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Street Rename

Item #21

ADDR-SNC-24-12700002 Memorial Designation of Robert B Green Way to Jovita Idar Memorial Way.

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

MOTION PASSES

INDIVIDUAL CONSIDERATION

Comprehensive Master Plan Amendments:

Item #24

(Continued from 03/27/2024) PLAN AMENDMENT CASE PA-2024-11600014 (Council District 3): A request by Sonoma Housing Advisors, LLC (c/o Brett Kimbro), 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 8, 2024 meeting.

No Public Comment

- Motion:** Commissioner Siegel made a motion to continue to May 8th meeting
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Peck, Faulkner, Garcia, Dessouky, Proffitt
- Opposed:** None

MOTION PASSES

Item #23

(Continued from 03/27/2024) PLAN AMENDMENT CASE PA-2024-11600008 (Council District 1): A request by LCP Beacon Hill LLC, representative, for Approval of a Resolution amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed Use and Medium Density Residential" to "Mixed Use" on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700027) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

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

Staff stated 37 notices were mailed out to property owners, 0 returned in favor, 3 in opposition. Beacon Hill Area Neighborhood Association is in favor. No response from Uptown Neighborhood Association.

Emilie Weissler, Representative, presented item and was available for questions.

Public Comment

In Person

Jack Finger – In opposition

- Motion:** Commissioner Peck made a motion for approval of applicant’s request
- Second:** Commissioner Milam
- In Favor:** Peck, Milam, Siegel, Faulkner, Dessouky, Proffitt
- Opposed:** Garcia

MOTION PASSES

Item #25

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, 0 returned in favor, 0 in opposition. Collins Garden Neighborhood Association is in opposition.

Edgar Munoz, property owner, presented item and was available for questions. Mr. Munoz is in favor of property rezoning. Javier Yu, applicant, presented item and was available for questions.

- Motion:** Commissioner Garcia made a motion for denial of applicant’s request
- Second:** Commissioner Faulkner
- In Favor:** Garcia, Faulkner, Peck
- Opposed:** Siegel, Dessouky, Milam, Proffitt

MOTION FAILS

Chair Proffitt asked commissioners for an additional motion

- Motion:** Commissioner Siegel made a motion to approve applicant’s original request
- Second:** Commissioner Dessouky
- In Favor:** Siegel, Dessouky, Proffitt
- Opposed:** Peck, Faulkner, Garcia, Milam

MOTION PASSES

Item #26

PLAN AMENDMENT CASE PA-2024-11600024 (Council District 10): A request by Brown McDonald, PLLC, representative, for Approval of a Resolution amending the NE I-35 and Loop 410 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed Use" to "Business/Innovation Mixed Use" on Lot 53, Block 1, NCB 13873, located at 10601 Nacogdoches Road. Staff recommends Denial. (Associated Zoning Case Z-2023-10700348 CD) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantoino.gov, Development Services Department)

Kelly Sanders, Planning Coordinator, presented item and recommended denial.

Staff stated 13 notices were mailed out to property owners, 3 returned in favor, 0 in opposition. No response from Oak Grove Estates Neighborhood Association.

No Public Comment

Ken Brown, applicant, presented item and was available for questions.

Motion: Commissioner Peck made a motion to approve applicant’s request
Second: Commissioner Siegel
In Favor: Peck, Siegel, Faulkner, Garcia, Dessouky, Milam, Proffitt
Opposed: None

MOTION PASSES

Item #27

Consideration and Approval of March 27, 2024 Planning Commission Minutes.

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

MOTION PASSES

Staff stated after code clarification for agenda item #25, it was confirmed 5 votes were needed for the item to pass. Therefore, the motion failed, and the item will move to council as a denial.

Motion: Commissioner Dessouky made a motion to reconsider applicant’s request of land use change to “low density mixed use”
Second: Commissioner Siegel
In Favor: Dessouky, Siegel, Milam
Opposed: Peck, Faulkner, Garcia, Proffitt

MOTION FAILS

Director’s Report

Reminder Planning Commission appointments are on April 17th Governance Committee Agenda. The Office of the City Clerk’s is working with the applicants.

Adjournment.

There being no further business, the meeting was adjourned at 2:47 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

DATE:

Melissa Ramirez, Secretary