

City of San Antonio



Minutes Planning Commission Development and Business Services Center 1901 S. Alamo

Wednesday, October 9, 2024

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:03 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Faulkner, Garcia, Dessouky, Lopez, Milam, Oroian, Sipes, Siegel, Peck

Absent: Oullette, Proffitt

Interpretation Services were present.

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

- Item # 8 PA-2024-11600040 – Individual Consideration
- Item # 9 PA-2024-11600047 – Individual Consideration
- Item #11 PA-2024-11600067 – Individual Consideration
- Item #12 PA-2024-11600068 – Recusal Purposes
- Item #16 PA-2024-11600075 – Individual Consideration
- Item #17 Planning Department Resolution – Individual Consideration
- Item #19 Minutes for September 25, 2024 Planning Commission – 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-22-11800681: Request by Trey Rogers, Pulte Homes of Texas, LP., A Texas Limited Partnership by: Pulte Nevada 1 LLC, it's general partner. , for approval to subdivide a tract of land to establish BRE Phase 5 Collector Phase 2A Subdivision, generally located northeast of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800682: Request by Trey Rogers, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Plat name Subdivision, generally located northwest of the intersection of US Highway 90 and Mansions Bluffs. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800683: Request by Trey Rogers, Pulte Homes of Texas LP, for approval to replat and subdivide a tract of land to establish BRE Phase 5 Unit 3B Subdivision, generally located northeast 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 #4

LAND-PLAT-23-11800029: Request by Julio Zetina, Roble Hill LLC, Luis Zetina, Vaweed LLC & Mariana Campos, Oakhill Heights 6, LLC, for approval to subdivide a tract of land to establish Oakhill Heights Subdivision, generally located north of the intersection of Culebra Road and Oakhill Drive. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800121: Request by Patrick Flanagin, Magnolia Village at Cinco Lakes, LLC, Paul Powell, HDC Westlakes, LLC, & Shawn Seaburg, Pulte Homes of Texas, L.P. for approval to replat and subdivide a tract of land to establish Magnolia North Enclave, generally located north of the intersection of Stillhouse Hollow and Eaglewood Pass. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-24-11800278: Request by Robert Day Goree, Kristen Lyn Goree Carlos Salas, and Christine R. Nimnicht for approval to replat a tract of land to establish Replat of Lots 37 & 38 Block 19 of Blackbuck Ranch Phase 1 Unit 5 PUD & Lot 36 Block 19 of Blackbuck Ranch Phase 1 Unit 4 PUD Subdivision, generally located at the southeast intersection of Kendall Canyon and Joshua Creek. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department.)

Item #7

L.AND-MDP-23-11100003: Request by Presa Grove, LLC for approval of a Manufactured Housing Park to establish Presa Grove MHPP, generally located southeast of the intersection of South Presa Street and Loop 410. Staff recommends Approval. (Joslyn Fischer, Planner, (210) 207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments**Item #10**

PLAN AMENDMENT CASE PA-2024-11600066 (Council District 2): A request by Sean Daly, representative, for Approval of a Resolution amending the Eastside Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Low Density Residential" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff recommends Approval. (Associated Zoning Case Z-2024-10700209 S) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Item #13

PLAN AMENDMENT CASE PA-2024-11600070 (Council District 8): A request by Brown & McDonald, 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 "Country Tier" to "Suburban Tier" on 24.3 acres out of NCB 35936, generally located in the 6000 Block of Camp Bullis Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700132) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Item #14

PLAN AMENDMENT CASE PA-2024-11600071 (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the I-10 East Corridor Perimeter Plan land use classification from "Community Commercial" to "Medium Density Residential" on Lots 5-8, Block 2, NCB 17630, located at 6135 FM 78. Staff recommends Approval. (Associated Zoning Case Z-2024-10700232) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Item #15

PLAN AMENDMENT CASE PA-2024-11600073 (Council District 2): A request by Development Services Department, representative, for Approval of a Resolution amending the Eastside Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Urban Mixed Use" on the north 45 feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry Street. Staff recommends Approval. (Associated Zoning Case Z-2024-10700225) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Other Items

Item #18

Resolution recommending the closure, vacation and abandonment of an 0.340 acre (14,812 square feet) improved portion of Sidney Brooks Drive Public Right-of-Way within New City Block 10879 in Council District 3, as requested by City of San Antonio for no fee. (David Salazar, (210) 207-0068, David.Salazar@sanantonio.gov, Public Works Department).

Public Comment

Voicemails

- Steve Verteg – Spoke in opposition of item #10
- Mary Ellen Adam – Spoke in opposition of item #13
- Rachel Belinsky – Spoke in opposition of item #13
- Richard Adam – Spoke in opposition of item #13
- Sherry Biediger – Spoke in opposition of item #13
- Amber Wagner – Spoke in support of item #14

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

MOTION PASSES

INDIVIDUAL CONSIDERATION

Commissioner Faulkner and Commissioner Oroian left the meeting at 2:20 PM for recusal purposes.

Item #12

PLAN AMENDMENT CASE PA-2024-11600068 (Council District 1): A request by, OxBow Real Estate, 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 "Medium Density Residential" to "Urban Mixed Use" on Lots 1-4, Block 7, NCB 707, located at 620 Matagorda Street. Staff recommends Approval. (Associated Zoning Case

Z-2024-10700229) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Motion: Commissioner Milam made a motion to approve item as presented
Second: Commissioner Siegel
In Favor: Milam, Siegel, Garcia, Dessouky, Lopez, Sipes, Peck
Recused: Faulkner, Oroian
Opposed: None

MOTION PASSES

Commissioner Faulkner and Commissioner Oroian returned to the meeting at 2:21 PM.

Item #8 and Item #17 were heard together.

Item #8

PLAN AMENDMENT CASE PA-2024-11600040 (ETJ – Closest to Council District 3): A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the boundary of the plan area to include 794.5 acres of land, generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road, and applying the “Business/Innovation Mixed Use” future land use designation to 218.3 acres out of CB 5151 and CB 5152, and the “Urban Mixed Use” future land use designation to 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132. Staff recommends Approval. (Associated Zoning Case Z-2024-10700067) (Ann Benavidez, Senior Planner, (210) 207-7646, Ann.Benavidez@sanantonio.gov, Planning Department).

Item #17

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132, generally located south of New Sulphur Springs Road, between Southeast Loop 410 and South Foster Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) and southeast Bexar County, as requested by the landowner, R City Developments, Inc., and a service agreement with the Landowner. Staff recommends Approval. (Ann Benavidez, Senior Planner, (210) 207-7646, Ann.Benavidez@sanantonio.gov, Planning Department)

Ann Benavidez, Senior Planner, presented both items. 125 notices were sent, 1 was returned in favor, 6 returned opposed. There is no registered neighborhood association within 200 feet of the subject area.

Kevin DeAnda, representative for applicant, gave presentation on proposed project.

Public Comment

Luis Escalante, in opposition of item #17

Larry Brehm, in opposition of item #8

Tom Digby, in opposition of item #8

Laura Villareal, in opposition of item #8

Gail Calder, in opposition of item #8

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

Second: Commissioner Faulkner

In Favor: Siegel, Faulkner, Garcia, Dessouky, Lopez, Milam, Oroian, Sipes, Peck

Opposed: None

MOTION PASSES

Item # 9

(Continued from 9/25/2024) PLAN AMENDMENT CASE PA-2024-11600047 (Council District 1): A request by Hina Martin, representative, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential” to "Regional Commercial” on Lot 64, Block 2, NCB 1774, located at 1010 Warner Avenue. Staff recommends Denial. (Associated Zoning Case Z-2024-10700135 CD) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Alexa Retana, Zoning Planner, presented item. There were 21 notices sent out, 5 returned in favor 0 returned opposed. Keystone Neighborhood Association and San Antonio District One Resident Association gave no response. Outside of the 200 feet, 3 responses returned in favor. Staff recommends denial.

Hina Martin, applicant, spoke on her request.

Motion: Commissioner Siegel made a motion to deny applicant’s request

Second: Commissioner Milam

In Favor: Siegel, Milam, Faulkner, Garcia, Lopez, Oroian, Sipes, Peck

Opposed: Dessouky

MOTION PASSES

Commissioner Faulkner left the meeting at 3:13

Item #16

PLAN AMENDMENT CASE PA-2024-11600075 (Council District 3): 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 "Mixed Use" on the east 49 feet of the west 140 feet of Lot 1, Block 4, NCB 7798, located at 350 Stonewall Avenue. Staff recommends Approval. (Associated Zoning Case Z-2024-10700202) (Samantha Benavides,

Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item. 46 notices were sent out, 0 were returned in favor, 0 returned in opposition, and there was no response from St. Leo's Neighborhood Association.

Patrick Christensen, representative, gave presentation on proposed project.

Motion: Commissioner Siegel made a motion to approve the item as presented
Second: Commissioner Milam
In Favor: Siegel, Milam, Garcia, Dessouky, Lopez, Oroian, Sipes, Peck
Opposed: Dessouky

MOTION PASSES

Approval of Minutes:

Item #19

Consideration and Approval of the September 25, 2024 Planning Commission minutes.

Motion: Commissioner Siegel made a motion to approve the item as presented
Second: Commissioner Lopez
In Favor: Siegel, Lopez, Garcia, Dessouky, Milam, Sipes, Peck
Abstained: Oroian
Opposed: None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 3:19 pm.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary