

City of San Antonio



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

Wednesday, December 11, 2024

2:00 PM

1901 S. Alamo

The meeting was called to order by Vice Chair Proffitt at 2:15 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Garcia, Dessouky, Lopez, Ouellette, Milam, Oroian, Sipes, Proffitt

Absent: Faulkner, Siegel, Peck

Interpretation Services were present.

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

Item #24 – PA-2024-11600065 – Individual Consideration

Item #26 – PA-2024-11600082 – Individual Consideration

Item #27 – PA-2024-11600087 – Individual Consideration

Item #29 – PA-2024-11600089 – Individual Consideration

Item #34 – An appeal of the Director's decision to exempt a zoning regulation from an approval of vested rights, generally located at 3054 & 3050 McArthur Avenue. – Individual Consideration

Item #39 – Consideration and Approval of November 13, 2024, Planning Commission minutes.

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.

2:17 Commissioner Oroian left the meeting for recusal of items #23 and #37.

2:17 Commissioner Ouellette left the meeting for recusal of item #35.

CONSENT HEARING

Plats

Item #1

LAND-PLAT-22-11800405: Request by Tammy Zink, Viva Land Ventures, L.P., for approval to replat and subdivide a tract of land to establish Chavaneaux Subdivision Unit 4, generally located southwest of the intersection of Garnier Pass and Auger Run. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800409: Request by Derek Milikien, Viva Land Ventures, LP. A Texas Limited Partnership, for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 6 Subdivision, generally located southeast of the intersection of Interstate Highway Loop 410 and Pleasanton Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #3,

LAND-PLAT-22-11800618: Request by Craig Glendenning, Bright Lakes – Cielo Villas, LLC., for approval to subdivide a tract of land to establish Cielo Vista Subdivision, generally located northwest of the intersection of Camp Bullis Road and Babcock Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800749: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Wendy Stoeckel, AG EHC II (LEN) Multi State 2, LLC, for approval to replat and subdivide a tract of land to establish Rose Valley Phase 2B Subdivision, generally located southeast of the intersection of Graytown Road and Freudenburg Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800751: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., and Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC., for approval to subdivide a tract of land to establish Rose Valley Phase 3B Subdivision, generally located southwest of the intersection of Graytown Road and Freudenburg Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800752: Request by Richard Mott, Lennar Homes of Texas and Land and Construction, LTD, for approval to subdivide a tract of land to establish Rose Valley Phase 4 Subdivision, generally located northwest of the intersection of Graytown Road North and Abbott Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800765: Request by Paul Basaldua, Versaterra Development, LLC, for approval to replat and subdivide a tract of land to establish Lone Oak Subdivision, Unit 1 Subdivision, generally located northwest of the intersection of South Loop 1604 East and Liedecke Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800769: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Brook Stone Creek-Unit 2E Subdivision, generally located southeast of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800773: Request by Chelsea I. Swann, III, Milestone Grosenbacher Development, Ltd., for approval to subdivide a tract of land to establish Grosenbacher Ranch Unit-6 Subdivision, generally located northeast of the intersection of Grosenbacher Road and Reyes Lane. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800776: Request by Emiliano Guerrero, Forestar Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 4B, generally located southeast of the intersection of Freudenburg Road and Black Bear Ridge. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800778: Request by Chesley I. Swann III, Milestone Grosenbacher Development, LTD., for approval to subdivide a tract of land to establish Grosenbacher Ranch Unit-7 Subdivision, generally located southeast of the intersection of Potranco Road and Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-22-11800783: Request by Jim Kenney, Arcadia 75, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 17 Subdivision, generally located northwest of the intersection of West Grosenbacher Road and Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-22-11800784: Request by Jim Kenney, Arcadia 75, LLC., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 18 Subdivision, generally located northwest of the intersection of West Grosenbacher Road and Grosenbacher Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-22-11800791: Request by Scott Teeter, SA Kinder Ranch No.2 LTD, for approval to subdivide a tract of land to establish Kinder Sunday Creek – Phase 1 Subdivision, generally located northeast of the intersection of Chalkstone and Sunday Creek. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #15

LAND-PLAT-23-11800158: Request by Ryan Larson, Vance Jackson Land LLC, and Lonestar PE LLC, for approval to subdivide a tract of land to establish Vance Jackson Townhomes Subdivision, generally located northwest of the intersection of UTSA Boulevard and Vance Jackson Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #16

LAND-PLAT-23-11800322: Request by Steven Cummings, MFP Foster Ranch, LP., for approval to replat and subdivide a tract of land to establish Gateway 10 Retail North, generally located northeast of the intersection of North Foster Road and Sierra Sunset. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #17

LAND-PLAT-23-11800491: Request by Dave McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Mesquite Ridge Unit 1 Subdivision, generally located southeast of the intersection of U.S. Highway 90 and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #18

LAND-PLAT-23-11800527: Request by Brandon Jones, BC Meadows At Oak Creek, LLC, for approval to subdivide a tract of land to establish Meadows at Oak Creek Subdivision, generally located directly east of the intersection of Westcreek Oaks and West Loop 1604 North. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #19

LAND-PLAT-24-11800057: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Stonehill Unit 9 Subdivision, generally located northeast of the intersection of U.S Highway 90 and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #20

LAND-PLAT-24-11800248: Request by Dan Miller, Methodist Healthcare System of San Antonio, LTD, for approval to replat and subdivide a tract of land to establish Methodist Hospital - Westover Hills Campus Enclave Subdivision, generally located northeast of the intersection of West Loop 1604 North and State Highway 151. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #21

LAND-PLAT-24-11800265: Request by David W. Dye III, Dye Development INC, for approval to replat a tract of land to establish Rubio Subdivision, generally located southwest of the intersection of Elks Drive and Lenard Street. Staff recommends Approval. (Amariah Williams, Planner, 210-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #22

LAND-PLAT-24-11800302: Request by Lloyd Denton Jr., Kevin and Kathleen Chambliss, and Stephen Carl Schaper, for approval to subdivide a tract of land to establish JLM Kinder Subdivision, generally located northwest of the intersection of Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #23**

PLAN AMENDMENT CASE PA-2024-11600065 (Council District 9): A request by Patrick Christensen, 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 "Suburban Tier" to "General Urban Tier" on 1.986 acres out of NCB 16334, generally located in the 2300 block of West Loop 1604. Staff recommends Approval. (Associated Zoning Case Z-2024-10700217) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Item #25

PLAN AMENDMENT CASE PA-2024-11600079 (Council District 8): A request by Patrick Christensen, 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 "Rural Estate Tier" to "Suburban Tier" on Lot 1, Block 4, NCB 14759, located at 7403 West Loop 1604. Staff recommends Approval. (Associated Zoning Case Z-2024-10700253 ERZD) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Item #28

PLAN AMENDMENT CASE PA-2024-11600088 (Council District 3): A request by Brown & McDonald, PLLC, representative, for Approval of a Resolution amending the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Agricultural" to "Urban Mixed Use" on 14.635 acres out of NCB 10881, located at 7901 Southeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2024-10700296) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Item #30

PLAN AMENDMENT CASE PA-2024-11600090 (Council District 1): A request by Killen, Griffin, & Farrimond, PLLC, representative, for Approval of a Resolution amending the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Public Institutional" to "Mixed Use" on 0.138 acres out of NCB 1890, located at 614 West French Place. Staff recommends Approval. (Associated Zoning Case Z-2024-10700304) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Item #31

PLAN AMENDMENT CASE PA-2024-11600092 (Council District 10): A request by Lonestar Builders c/o Brandan Dennison, 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 "Suburban Tier" to "General Urban Tier" on Lot 5, Block 1, NCB 17106 and Lot P-6B, NCB 15724, located at 12591 and 12615 Judson Road. Staff

recommends Approval. (Associated Zoning Case Z-2024-10700280) (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department).

Item #32

PLAN AMENDMENT CASE PA-2024-11600093 (Council District 7): A request by Mint Development, representative, for Approval of a Resolution amending the Huebner Leon Creeks Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Office" to "Medium Density Residential" on Lot P-3, NCB 17970, located at 8079 Eckhert Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700293) (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department).

Other Items

Item #33

Approval of a Resolution to adopt the Bike Network Plan (BNP). Staff recommends Approval. (Harley Hubbard, Assistant to the Director, (210) 207-0253, Harley.Hubbard@sanantonio.gov, Transportation Department).

Item # 35

A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Straus Medina Special Improvement District, generally located southeast of Montgomery Road and Straus Medina Road, in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowner, JEN Texas 36 LLC. Staff recommends Approval. (Priscilla Rosales-Piña, Planning Manager, Planning Department, (210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov.)

Item #36

A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Sienna Lakes Special Improvement District, generally located southwest of Schuwirth Road and FM 1346 in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowner, Chesmar Homes, LLC. Staff recommends Approval. (Kasey Wright, Senior Planner, Planning Department, (210) 207-2106, Kasey.Wright@sanantonio.gov.)

Item #37

S.P. 20230000299 – Resolution recommending the closure, vacation and abandonment of a 0.198 acre (8,627 square feet) improved portion of East Myrtle Street Public Right-of-Way located between New City Blocks 1004 and 6791 in Council District 1, as requested by Oxbow Real Estate, LLC, for a fee of \$300,100.00. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

Item #38

S.P. 20220000305 – Resolution recommending the closure, vacation and abandonment of a 0.3737 acre (16,278 square feet) improved portion of East Russell Place Public Right-of-Way located between New City Blocks 2870 and 3099 in Council District 1, as requested by 2734 N. St. Marys, LLC, for a fee of \$300,100.00. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

Public Comment

Angelina Mecado, spoke in opposition of item #30.

Voicemail

Jim Harnish, spoke in about item #25, not in support or opposition.

Josephine Williams, spoke in opposition of item #31.

Cosima Colvin, spoke in support of item # 33.

Emily Hutchison, spoke in support of item #33.

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

Second: Commissioner Garcia

In Favor: Milam, Garcia, Dessouky, Lopez, Sipes, Proffitt

Recused: Ouellette, Oroian

Opposed: None

MOTION PASSES

2:25 PM-Commissioner Ouellette and Commissioner Oroian returned to the meeting.

INDIVIDUAL CONSIDERATION**Item #24**

PLAN AMENDMENT CASE PA-2024-11600077 (San Antonio ETJ - Closest to Council District 8): A request by Mark Enke, representative, for Approval of a Resolution amending the Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.673 acres out of CB 4710, located at 8489 Buckskin Drive. Staff recommends Denial. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Clayton Wallace, Planning Coordinator, presented item. Seven notices were sent, with zero coming back in favor and zero in opposition. Staff recommends denial.

Mark Enke, representative, presented proposed project.

Public Comment**Voicemail**

Robert Eller, was neutral about project,

Motion: Commissioner Oroian made a motion to approve the applicant's request
Second: Commissioner Garcia
In Favor: Oroian, Garcia, Dessouky, Lopez, Ouellette, Milam, Sipes, Proffitt
Opposed: None

MOTION PASSES

Item #26

PLAN AMENDMENT CASE PA-2024-11600082 (Council District 2): A request by Ortiz McKnight, PLLC, 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 "Urban Mixed Use" to "Regional Mixed Use" on Lot 11, NCB 478, located at 1316 Austin Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700197) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Kellye Sanders, Planning Coordinator, stated applicant is requesting a continuance to the January 22, 2025, Planning Commission meeting.

Public Comment

Priscilla Ovalle, spoke in opposition.

Ramiro Castellanos, spoke in opposition.

Don Jents, spoke in opposition.

Voicemails

Alejandro Lara, spoke in opposition.

Bianca Maldonado, spoke in opposition.

Cosima Colvin, spoke in opposition.

D'ette Cole, spoke in opposition.

Drea Garza, spoke in opposition.

Gemma Kennedy, spoke in opposition.

Leticia Sanchez on behalf of Historic Westside Residents Neighborhood Association, spoke in opposition.

Mercedes Alhaj, spoke in opposition.

Monica Savino, spoke in opposition.

Ray Morales, spoke in opposition,

Roger Cantu, spoke in opposition.

Rosa Cantu, spoke in opposition.

Sharon Garcia, spoke in opposition.

Staci Schwantz, spoke in opposition.

Steve Versteeg, spoke in opposition.

Motion: Commissioner Milam made motion to approve the applicant's request for a continuance to January 22, 2025.
Second: Commissioner Dessouky
In Favor: Milam, Dessouky, Garcia, Lopez, Ouellette, Oroian, Proffitt
Opposed: Sipes

MOTION PASSES

Item #27

PLAN AMENDMENT CASE PA-2024-11600087 (Council District 8): A request by Killen, Griffin, & Farrimond, PLLC, representative, for Approval of a Resolution amending the Medical Center 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 Lot 18, Lot 32, and Lot 39, NCB 13662, located at 8401 and 8415 Datapoint Drive. Staff recommends Denial. (Associated Zoning Case Z-2024-10700295) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Samantha Benavides, Zoning Planner, presented item. 237 notices were sent, with one received back in favor and five opposed. Staff recommends denial.

Ashley Farrimond, representative, presented proposed project.

Public Comment

Leo Losoya, spoke in opposition.

Motion: Commissioner Milam made motion to approve applicant's request.
Second: Commissioner Garcia
In Favor: Milam, Garcia, Dessouky, Lopez, Ouellette, Oroian, Sipes, Proffitt
Opposed: None

MOTION PASSES

Item #29

PLAN AMENDMENT CASE PA-2024-11600089 (Council District 4): A request by Killen, Griffin, & Farrimond, PLLC, representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" and "General Urban Tier" to "Regional Center" on 39.228 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Denial. (Associated Zoning Case Z-2024-10700298) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Alexa Retana, Zoning Planner, presented item. Thirty-one notices were returned, and none were received back in favor or opposition. Staff recommends denial.

Ashley Farrimond, representative, presented proposed project.

Motion: Commissioner Milam made motion to approve the applicant's request with the stipulation to amend the subject property's boundary of 39.228 acres, and remove Lots 1 through 6, Block 9, and a portion of Lot 903, Block 7, NCB 18099.
Second: Commissioner Ouellette
In Favor: Milam, Ouellette, Garcia, Dessouky, Lopez, Oroian, Sipes, Proffitt
Opposed: None

MOTION PASSES

3:24 PM Vice Chair Proffitt called for a ten-minute recess.

3:31 PM Commissioner Sipes left the meeting.

3:35 PM Commissioner Proffitt called the meeting back to order.

Item # 34

An appeal of the Director's decision to exempt a zoning regulation from an approval of vested rights, generally located at 3054 & 3050 McArthur Avenue. Staff recommends Denial. (Monique Kormann, Interim Development Services Administrator, (210) 207-5016, Monique.Kormann@sanantonio.gov)

Monique Kormann, Interim Development Services Administrator, presented item.

James Ortiz, representative, gave presentation on history of project.

Motion: Commissioner Oroian made motion to approve the applicant's request.
Second: Commissioner Milam
In Favor: Oroian, Milam, Garcia, Dessouky, Lopez, Ouellette, Proffitt
Opposed: None

MOTION PASSES

Item #39

Consideration and Approval of the November 13, 2024, Planning Commission minutes.

Vice Chair Proffitt called for a voice vote for the November 13, 2024, minutes.

Ayes- Garcia, Dessouky, Lopez, Ouellette, Milam, Oroian, Proffitt
Nays- None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 4:05 PM.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary