City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, January 11, 2023 **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.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Planning Commission meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S. Alamo by 10am on the day of the meeting. Please include your full name, home or work address, item # and/or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum of three minutes by dialing 210-206-(PLNG)7564 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

*Note: Comments may be submitted in Spanish. Written comments and voicemails must be received the day prior to the meeting, at 10am to give time for translation.

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.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Comment

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.

Plats

1. 20-11800187: Request by Zaheer Dhanani, Strive Petroleum, LLC. for approval to subdivide a tract of land to establish Strive Petroleum at Jett Road, located northeast of the intersection of State Highway 16 and Jett Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

2. 21-11800080: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone – Unit A2 Subdivision, generally located northwest of the intersection of Wiseman Boulevard and Talley Road. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

3. 21-11800129: Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Israel Fogiel, 114 Schwab Investments, Ltd., for approval to subdivide a tract of land to establish Brook Stone Creek – Unit 2B Subdivision, generally located southeast of the intersection of Highway 281 and East Evans Road. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

4. 21-11800176: Request by Christopher Gill, CGRE, LTD Co., for approval to subdivide a tract of land to establish Walters Duplex (IDZ) Subdivision, generally located northwest of the intersection of Interstate 35 and North Walters. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. 21-11800201: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone – Units A3, A4 & A5 Subdivision, generally

located northwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

6. 21-11800239: Request by Lloyd A. Denton Jr. Shavano Rogers Ranch North No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands Unit 6B (Enclave) Subdivision, generally located northeast of the intersection of Loop 1604 and Shavano Ranch. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

7. 21-11800250: Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Riverstone Units A6 & A7, generally located northeast of the intersection of Galm Road and Talley Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

8. 21-11800316: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Collector Phase 5 Subdivision, generally located southwest of the intersection of West Loop 1604 South and FM 143. Staff Recommends Approval. (Chris McCollin, Development Services Manager, 210-207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

9. 21-11800599: Request by Wazeer Hameed, Reliance Investments (Texas) Inc., for approval to subdivide a tract of land to establish Dominion Oaks Subdivision, generally located southeast of the intersection of Loop 1604 and Marbach Road. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

10. 21-11800681: Request by David McGowen, M/I Homes of San Antonio, for approval to subdivide a tract of land to establish Summer Hills Subdivision, generally located southwest of the intersection of Loop 1604 and Pearsall Road. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

11. 22-11800089: Request by Paul Powell, HDC Westlakes, LLC, and Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Westlakes Unit 9 Subdivision, generally located southwest of the intersection of West Loop 1604 and FM 143. Staff Recommends Approval. (Chris McCollin, Development Services Manager, 210-207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

12. 22-11800131: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Arterial Phase 2

Subdivision, generally located southwest of the intersection of West Loop 1604 South and FM 143. Staff Recommends Approval. (Chris McCollin, Development Services Manager, 210-207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

13. 22-11800247: Request by Chesley I Swann, Milestone Grosenbacher Development, LTD., for approval to subdivide a tract of land to establish Olson Subdivision Unit 10, generally located southwest of the intersection of Loop 1604 and Marbach Road. Staff Recommends Approval. (Chris McCollin, Development Services Manager, 210-207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

Street Rename

14. Memorial Street Designation for Emma Tenayuca Memorial Way (Council Districts 1 and 5): An ordinance authorizing the Memorial Street Designation of East and West Cevallos to reflect Emma Tenayuca Memorial Way, between IH-35 and Probandt Street. Staff recommends Approval. (Michael Shannon, PE, CBO, Development Services Director)

Comprehensive Master Plan Amendments

15. PLAN AMENDMENT CASE PA-2022-11600096 (Council District 10): A request by Madeline Slay, 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 “Parks Open Space” to "Neighborhood Commercial" on 1.658 acres out of CB 4996, located at 16420 Jones Maltsberger Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700271 ERZD) (Adolfo Gonzalez, Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2022-11600105 (Council District 5): A request by Patrick Christensen, representative, for Approval of a Resolution amending the Port San Antonio 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 “Urban Low Density Residential” on Lot 4A except the north 5.03 feet, NCB 11316, located at 2950 Weir Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700312) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

17. PLAN AMENDMENT CASE PA-2022-11600108 (Council District 8): A request by Robert Braubach, 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 33,

Block 1, NCB 17195, located at 9850 Huebner Road. Staff recommends Denial. (Associated Zoning Case Z-2022-10700318) (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

18. PLAN AMENDMENT CASE PA-2022-11600115 (Council District 2): A request by Noe Guerrero, applicant and property owner, for Approval of a Resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Neighborhood Commercial" on Lots 38, 39 and 40, Block 8, NCB 10246, located at 207 Ferris Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700331) (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

19. PLAN AMENDMENT CASE PA-2022-11600118 (Council District 6): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the Highway 151 and Loop 1604 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Medium Density Residential" on 3.253 acres out NCB 17647 located at 2010 West Loop 1604. Staff recommends Approval. (Associated Zoning Case Z-2022-10700337) (Camryn Blackmon, Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

20. PLAN AMENDMENT CASE PA-2022-11600119 (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 3.14 acres out of NCB 34670 and NCB 34725, generally located in the 6500 Block of Camp Bullis Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700338) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Approval of Minutes

21. Consideration and Approval of December 14, 2022 Planning Commission Minutes.

Director's Report

Adjournment

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.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-6310 or Relay Texas 711 or by requesting these services online at https://www.sanantonio.gov/gpa/LanguageServices. Providing at least 72 hours' notice will help to ensure availability.

Posted
on: 01/06/2023 03:22 PM