

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, February 22, 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:

Election of Officers

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. 21-11800092: Request by Bob Devillier, Blue Wing Trails LTS., for approval to subdivide a tract of land to establish Blue Wing Trails Subdivision Unit 2, generally located northeast of the intersection of Blue Wing Road and Mickey Road. Staff Recommends Approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).
2. 21-11800110: Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Alamo Ranch Parkway & Galm Road Subdivision, generally located west of the intersection of Roft Road and Alamo Ranch Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).
3. 21-11800157: Request by Chris D. Goble, Union Pacific Railroad Co., for approval to subdivide a tract of land to establish Wolf Road Extension Subdivision, generally located east of the intersection of Loop 1604 and Macdona Lacoste. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
4. 21-11800301: Request by Harry Haus, Lindsay Haus Development, LLC., Vintage Oaks, LLC.,

and Jordan Love, Lovehous Development, LLC., for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 16B, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. 22-11800117: Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Higdon Crossing, Unit 1, generally located northeast of the intersection of Higdon Road and South W.W. White Road. Staff Recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Variances

6. TPV 22-039: Requested by Travis Elseth, P.E. with KFW Engineers for a variance to remove trees in excess of the 80% preservation of significant tree preservation within the Environmentally Sensitive Areas and 100% heritage tree preservation requirement within the Floodplain as stated under the 2010 Tree Preservation Ordinance for Elizondo Subdivision, generally located at North of the intersection of IH-10 and Freudenburg Road. Staff supports the variance request. (Herminio Griego, Assistant City Arborist, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services)

Comprehensive Master Plan Amendments

7. PLAN AMENDMENT CASE PA-2023-11600003 (Council District 7): A request by Ron Mangum, 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 "Medium Density Residential" to "Regional Commercial" on the south 180 feet of the north 475 feet of Lots 1 and 2, Block 1, NCB 14662, located at 8491 Abe Lincoln Road. Staff recommends Denial. (Associated Zoning Case Z-2023-10700018) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
8. PLAN AMENDMENT CASE PA-2023-11600004 (Council District 2): A by request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the Eastern Triangle Community Plan land use classification from "High Density Residential" to "Regional Commercial" on 0.935 acres out of NCB 10675, generally located in the 3000 block of East Interstate Highway 10. Staff recommends Approval. (Associated Zoning Case Z-2023-10700020) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Approval of Minutes

9. Consideration and Approval of February 8, 2023 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: 02/17/2023 03:37 PM