

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, May 10, 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 P.M. - 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. 21-11800016: Request by David Robey, QTS San Antonio III, LLC., for approval to subdivide a tract of land to establish Omicron Subdivision, generally located southwest of the intersection of Highway 211 and Potranco Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).
2. 21-11800416: Request by Aole Ansari, GG B2R Pecan Avenida, for approval to subdivide a tract of land to establish Elizondo Subdivision Unit 2, generally located southwest of the intersection of Interstate Highway 10 and FM 1518. Staff Recommends Approval. (Tiffany Turney, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).
3. 22-11800123: Request by Black Harrington, Arroyo Cap 11-2, LLC, for approval to and subdivide a tract of land to establish Luensmann Unit-1A Subdivision, generally located northwest of the intersection of Loop 1604 and FM 1346. Staff Recommends Approval. (Suzanna Marshall, Planner, 210-207-7898, Suzanna.marshall@sanantonio.gov, Development Services Department).
4. 22-11800157: Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Highpoint Unit-2C Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

5. 22-11800168: Request by Angelica Faith Lugma & Sean Miller, Pulte Homes of Texas LP, for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision Unit 4A, generally located southwest of the intersection of Bandera Road and North Loop 1604 West. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).
6. 22-11800194: Request by Blake Harrington, Arroyo Cap II-2, LLC and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Jungman Tract Unit-3 Subdivision, generally located southeast of the intersection of US Highway 90 and Jungman Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).
7. 22-11800213: Request by Blake Harrington, Arroyo CAP II-2, LLC, and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Echtle Tract Unit-2 Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).
8. 22-11800525: Request by Jose Luis Gonzalez, Investments Robles LLC., for approval to replat and subdivide a tract of land to establish Menefee Boulevard Land Development Subdivision, generally located southwest of the intersection of Interstate Highway 90 and South General McMullen. Staff Recommends Approval. (Joslyn Fischer, Planner, 210-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

9. (Continued from 04/12/2023) PLAN AMENDMENT CASE PA-2022-11600079 (Council District 2): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "High Density Residential" on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Zoning Case Z-2022-10700211) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
10. PLAN AMENDMENT CASE PA-2022-11600063 (Council District 7): A request by Mitsuko E. Ramos, representative, for Approval of a Resolution amending the West/ Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Regional Center" on Lot 96, Block B, NCB 11513, located at 1331 Bandera Road. Staff recommends Approval. (Associated Zoning Case Z-2022-

10700170) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2023-11600024 (Council District 1): A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Regional Mixed Use" on all of Block 7, NCB 1897, located at 310 West Ashby Place. Staff recommends Approval. (Associated Zoning Case Z-2023-10700096) (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
12. PLAN AMENDMENT CASE PA-2023-11600025 (Council District 2): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "High Density Residential" to "Community Commercial" on 1.5 acres out of NCB 10614, located at 4847 East Houston Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700102) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Consideration and Approval for the April 26, 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: 05/05/2023 01:44 PM