

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, February 28, 2024

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.

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. LAND-PLAT-21-11800566: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Brook Stone Creek-Unit 2D Subdivision, generally located southeast of the intersection of East Evans Road and Cibolo Vista. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).
2. LAND-PLAT-22-11800522: Request by Martin Saldivar, SK Cadre Investments LLC, for approval to subdivide a tract of land to establish Serenity at Sayers Subdivision, generally located northwest of the intersection of US Highway 87 and Stuart Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).
3. LAND-PLAT-22-11800160: Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Red Hawk Landing Unit 4B Subdivision, generally located southeast of the intersection of Hildebrandt Road and South W.W. White Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
4. PLAT-TIMEEXT-24-12000001: Request by Andrew Rodriguez, Skyhawk Villa De San Antonio, LLC, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Stadium Pointe PUD Unit 2 & 3 Subdivision, generally located southeast of the intersection of Loop 1604 and West Hausman Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

5. (Continued from 2/14/2024) PLAN AMENDMENT CASE PA-2023-11600096 (Council District 5): A request by Global Asis, representative, for Approval of a Resolution amending amending the Nogalitos/ South Zarzamora Community Plan land use classification from “Low Density Residential” to “Mixed Use” on Lot 30, Block 19, NCB 6262 located at 203 Drake Avenue. Staff recommends Denial. (Associated Zoning Case Z-2023-10700357) (Alexa Retana, Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
6. PLAN AMENDMENT CASE PA-2023-11600065 (Council District 4): A request by Ortiz McKnight, 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 “Regional Center”, “General Urban Tier”, and “Agribusiness/RIMSE Tier” to "General Urban Tier" on 7.856 acres out of NCB 14492 and NCB 14569 and “Agribusiness/RIMSE Tier” on 53.89 acres out of NCB 14492 and NCB 14569, a total of 61.746 acres out of NCB 14492 and NCB 14569, located at 11130 South Interstate Highway 35. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2023-10700242) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)
7. PLAN AMENDMENT CASE PA-2023-11600078 (Council District 1): A request by Christina Alaniz, 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 “High Density Residential” to "Regional Commercial" on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff recommends Denial, with Alternate Recommendation. (Associated Zoning Case Z-2023-10700300 CD) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Approval of Minutes

8. Consideration and approval of February 14, 2024 Planning Commission Minutes.

Director’s Report

Adjournment

At any time during the meeting, the Planning Commission Meeting 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.

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on: 02/23/2024 02:44 PM