

City of San Antonio



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

Wednesday, January 24, 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.

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.

2:00 PM – Call to Order

Worldwide Interpreters were not present.

Roll Call – Present: Proffitt, Faulkner, Garcia, Dessouky, Milam

Absent: Lopez, Siegel, Peck

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

Item #15 PA-2023-11600090 – Individual Consideration

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.

CONSENT HEARING

Plats:

Item #1

LAND-PLAT-21-11800020: Request by Patrick Garcia, Phoenix Development SA, LTD., for approval to subdivide a tract of land to establish Division Laundry & Cleaners Subdivision, generally located northeast of the intersection of South West Military Drive and Quintana Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-21-11800627: Request by Patrick Carrigan-Smith, SA White Wing Creek LLC, for approval to subdivide a tract of land to establish White Wing Creek Subdivision Unit 1 & 2, generally located northeast of the intersection of North Loop 1604 West and Schuwirth Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-21-11800629: Request by Patrick Carrigan-Smith, SA White Wing Creek LLC, for approval to subdivide a tract of land to establish White Wing Creek Subdivision Unit 3, generally located northeast of the intersection of North Loop 1604 West and Schuwirth. Staff recommends Approval. (Tiffany Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-21-11800641: Request by Brian Otto, Meritage Homes of Texas, L.L.C. , for approval to replat and subdivide a tract of land to establish Estancia Ranch Unit 2 Subdivision, generally located northeast of the intersection of Specht Road and Blanco Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800045: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Brook Stone Creek-Unit 2F Subdivision, generally located southwest of the intersection of Cibolo Vista and Evans Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800054: Request by Richard Mott, PE, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Miro Meadows Unit 1, generally located southwest of the intersection of New Sulfur Springs Road and Gardner Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800392: Request by Victor Ramirez, Culebra Meat Market, for approval to subdivide a tract of land to establish Culebra Meat Market Little Geronimo Subdivision, generally located northwest of the intersection of Little Geronimo and Culebra Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800505: Request by Jim Water, Southstar at Verano Developer, LLC., for approval to replat and subdivide a tract of land to establish Vida Phase 2 Townhomes, MPCD, generally located southeast of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800590: Request by Sean Miller, Pulte Homes of Texas, LP., for approval to subdivide a tract of land to establish BRE Phase 5 Unit 2A Subdivision, generally located northeast of the intersection of State Highway 211 and US Highway 90. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800792: Request by Chris Weigand, El Rancho Sonrisa, LLC., for approval to subdivide a tract of land to establish Smiley Tract Unit 2, generally located southwest of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-23-11800044: Request by Judith Weber, Ramsala Investments L.L.C, for approval to subdivide a tract of land to establish 700 Amanda Subdivision Subdivision, generally located northeast of the intersection of Rigsby Avenue and Interstate Highway 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-23-11800095: Request by Rajeev Puri, Stone Oak Hidden Canyon LLC, for approval to subdivide a tract of land to establish Hidden Canyon Subdivision Unit 2A P.U.D. Subdivision, generally located northwest of the intersection of Stone Oak Parkway and Canyon Golf Road. Staff recommends Approval. (Victoria Rodriguez Planner, (210) 207-8302 Victoria.Rodriguez@sanantonio.gov, Development Services Department).

Street Rename:**Item #13**

ADDR-SNC-23-12700006: A request by Jackson Frederick on behalf of Reserve Capital Partners for approval of a resolution to rename Nationwide Drive, located between State Highway 151 and Rogers Road, as Westover Place. (Clayton Wallace; Clayton.Wallace@sanantonio.gov; (210) 207-7980).

Variances:**Item #14**

REQ-CMRORAEVR-23-44400556: Requested by Jeff Farnsworth, PE with Kimley-Horn for a variance to remove trees in excess of the 80% preservation requirement within the Environmentally Sensitive Areas and floodplain as stated under the 2022 Tree Preservation Ordinance for the SAWS W9 Upper Leon Creek Sewer Capacity and Storage Relief project. The project is located along Upper Leon Creek from Culebra Creek to Whitby Road. The project was required by the consent decree between the United States Environmental Protection Agency (EPA) and the San Antonio Water Systems organization. The project encompasses 38 acres and is comprised of installing sewer main line via open trench, boring, and tunneling 22,000 linear feet of 48-inch sewer line along Leon Creek. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210) 207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Other Items:**Item #16**

Resolution recommending approval of the release of approximately 925.4 acres of real property, consisting of one tract of land (Comal County Appraisal District Property ID 79810), generally located northeast of the intersection of FM 3009 and Schoenthal Road N in Comal County, Texas from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowner Heidelberg Materials Southwest Agg 1 LLC. Staff recommends approval. (Clinton Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department)

Motion: Commissioner Garcia made to approve all items as presented
Second: Commissioner Faulkner
In Favor: Garcia, Faulkner, Dessouky, Milam, Proffitt
Opposed: None

MOTION PASSES

INDIVIDUAL CONSIDERATION

Item #15

PLAN AMENDMENT CASE PA-2023-11600090 (Council District 10): A request by Resco Residential & Commercial, 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 "Medium Density Residential" to "Regional Commercial" on Lot 99, Block 7, NCB 17825, located at 13807 Bulverde Road. Staff recommends Denial, with Alternate Recommendation. (Associated Zoning Case Z-2023- 10700333) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated applicant has requested a continuance until February 14, 2024.

Motion: Commissioner Milam made a motion for a continuance until February 14, 2024.
Second: Commissioner Faulkner
In Favor: Garcia, Faulkner, Dessouky, Milam, Proffitt
Opposed: None

MOTION PASSES

Approval of Minutes

Item #17

Consideration and Approval of January 10, 2024, Planning Commission Minutes.

Motion: Commissioner Milam made a motion for approval
Second: Commissioner Faulkner
In Favor: Garcia, Faulkner, Dessouky, Milam, Proffitt
Opposed: None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:03 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

DATE:

Melissa Ramirez, Secretary