City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, January 10, 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-21-11800606: Request by Josh Brown, District 2 Fire and Rescue, for approval to replat a tract of land to establish ESD #2 – Station 125 Subdivision, generally located southwest of the intersection of Culebra Road and Roft Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

2. LAND-PLAT-22-11800017: Request by Gordon V. Hartman, MEH Holding Company LTD, for approval to replat and subdivide a tract of land to establish Gates Subdivision Unit 2, generally located southwest of the intersection of U.S. Highway 81 and Beck Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

3. LAND-PLAT-22-11800068: Request by Gary R. Tesch, President of CT Development, Inc., for approval to replat and subdivide a tract of land to establish Stillwater Ranch Unit 26 Subdivision, generally located southeast of the intersection of Galm Road and Juniper Breeze. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

4. LAND-PLAT-22-11800186: Request by Stephen Lieux, San Antonio LD, LLC., for approval to subdivide a tract of land to establish Randolph Crossing Unit 3, generally located northwest of the intersection of Schuwirth Road and W Loop 1604. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

5. LAND-PLAT-22-11800333: Request by Ahmed Jafferally, Medina Base Car Wash Services LLC., for approval to subdivide a tract of land to establish RXP Medina Base Subdivision, generally located southwest of the intersection of Loop 410 and Medina Base Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119,

Elizabeth.Neff@sanantonio.gov, Development Services Department).

6. LAND-PLAT-22-11800434: Request by Michael Puryear, Holt Texas LTD., for approval to replat and subdivide a tract of land to establish Holt Cat Replat, generally located southeast of the intersection of East Southcross Boulevard and South WW White Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

7. LAND-PLAT-22-11800482: Request by Chris Weigand, El Rancho Sonrisa, LLC and Rawls Investments, LP & Ricku Investments, LP, for approval to replat and subdivide a tract of land to establish Smiley Tract Unit 1 Subdivision, generally located southwest of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

8. LAND-PLAT-22-11800760: Request by Kyle Lents, Starlight Homes, for approval to subdivide a tract of land to establish Hooten Tract, Unit 2A-3 Subdivision, generally located southeast of the intersection of Culebra Road and State Highway 211 North. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Variances

9. REQ-CMROAEVR#23-44400519: Request by Pape-Dawson Engineers, engineer of record for plat#22-11800044 and Conditional Letter of Map Revision (CLOMR), for approval of an AEVR/floodplain variance to Appendix F, Section 35-F124 (c)(2), which allows rises in water surface elevations of up to six (6) inches. Improvements are associated with plat # 22-11800044 & permit # COM-PRJ-APP22-39802427. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

10. REQ-CMRORAEVR-23-44400553: Requested by Marshall Preas, PE with Pape-Dawson Engineers for a variance to remove tree stand 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 Stonehill Off-site Water Extension. The project is located east of the US Hwy 90 and Jungman intersection starting north of US Hwy 90 and running south for east 3.4 miles. The project is comprised of 0.9 miles of 16" and 2.8 miles of 24" water lines. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

11. REQ-CMRORAEVR-23-44400554: Requested by Marshall Preas, PE with Pape-Dawson Engineers for a variance to remove tree stand 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 Stonehill Off-site Sewer Extension. The project is located east of the US Hwy 90 and Jungman intersection starting north of US Hwy 90 and running south for 1.75 miles. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

12. PLAN AMENDMENT CASE PA-2023-11600074 (Council District 10): A request by Ordilon Bernal, 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 land use classification, by changing the future land use classification from “Neighborhood Commercial" to "Community Commercial" on Lot 9, Block 5, NCB 17762, generally located in the 4600 block of North Stahl Park. Staff recommends Approval. (Associated Zoning Case Z-2023-10700291 CD) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2023-11600093 (Council District 3): A request by Mint Development, representative, for Approval of a Resolution amending the Southeast Community Area Plan , a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” to “Urban Low Density Residential” on 3.168 acres out of NCB 10839, generally located in the 4000 block of Chandler Road. Staff recommends Approval. (Associated Zoning Case Z-2023-10700346) (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2023-11600094 (Council District 1): A request by Brandon Kingcaid, 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 “Urban Low-Density Residential" to "Medium Density Residential" on Lots 14-15, Block 16, NCB 2056, located at 1246 Waverly Avenue. Staff recommends Denial. (Associated Zoning Case Z-2023-10700358) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2023-11600095 (Council District 10): A request by Vinh Ton, 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 land use classification, by changing the future land use classification from “Low Density Residential" to "Medium Density Residential" on Lot 4, Block 2, NCB 14681, 12822 Uhr Lane. Staff recommends Approval. (Associated Zoning Case Z-2023-10700359) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

Approval of Minutes

16. Consideration and Approval of December 13, 2023 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.

Posted
on: 01/05/2024 02:11 PM