City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, March 13, 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 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.

Briefing by Planning Department staff on SA Tomorrow Medical Center Area Plan Amendments and Rezoning.

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-22-11800044: Request by Nancy Belinsky, San Antonio Water System, for approval to subdivide a tract of land to establish SAWS NEOC Subdivision, generally located northeast of the intersection of Loop 1604 and Judson Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

2. LAND-PLAT-22-11800078: Request by Samantha Burke, Brooks Development Authority, for approval to replat and subdivide a tract of land to establish Morgan Brooks Town Center IDZ Subdivision, generally located southwest of the intersection of US Highway 281 and Southeast Military Drive. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

3. LAND-PLAT-22-11800155: Request by Emiliano Guerrero, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Elizondo Subdivision, Unit 4, generally located southeast of the intersection of Gran Via and Interstate Highway 10. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

4. LAND-PLAT-22-11800156: Request by Emiliano Guerrero, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision Unit 4A, generally located southeast of the intersection of Freudenberg Road and Red Deer Ridge. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Development Services Department).

5. LAND-PLAT-22-11800166: Request by Brian Otto, Meritage Homes and Augustin Villarreal

Budnik, Terra Buona LLC, for approval to subdivide a tract of land to establish Remington Ranch, Unit 7 Subdivision, generally located northeast of the intersection of US Highway 90 and Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

6. LAND-PLAT-22-11800189: Request by Pat Vedra, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Lucero at Luckey Ranch Unit 1 Subdivision, generally located southeast of the intersection of US Highway 90 and WT Montgomery Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

7. LAND-PLAT-23-11800005: Request by Abe Jaquez, Baptist University of the Americas, for approval to replat a tract of land to establish Baptist University of the Americas Subdivision, generally located southwest of the intersection of Interstate Highway 35 and South Zarzamora. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

8. LAND-PLAT-23-11800263: Request by Timoteo Cabrera, for approval to replat a tract of land to establish Cabrera Subdivision, generally located southeast of the intersection of South Alamo Street and Guenther Street. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Variances

9. REQ-CMRORAEVR-24-44400065: Requested by Michael Persyn, PE with K Friese for a variance to remove trees in excess of the 80% preservation requirement within the Environmentally Sensitive Areas and floodplain as stated under the 2015 Tree Preservation Ordinance for the SAWS W52 Culebra Creek Sewer Capacity Relief project. The project is located along Culebra Creek from Grissom Road to the end of Pipers Bluff. The project will install 7,223 feet of sewer pipe. The project was required by the consent decree between the United States Environmental Protection Agency (EPA) and the San Antonio Water Systems organization. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210)207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

10. PLAN AMENDMENT CASE PA-2023-11600091 (Council District 8): A request by Patrick Christensen, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City land use classification, by changing the

future land use classification from “Rural Estate Tier” to “Suburban Tier” on Lot 6 and Lot 8, Block 4, NCB 14759, located at 999 Red Robin Road and 7535 West Loop 1604. Staff recommends Approval. (Associated Zoning Case Z-2023-10700353 ERZD) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2024-11600006 (Council District 6 and 7): A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” and “Parks Open Space” to “Community Commercial” on Lot P-12D and Lot P-134, NCB 15004, generally located in the 5900 block of Heath Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700022 CD) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2024-11600008 (Council District 1): A request by LCP Beacon Hill LLC, representative, for Approval of a Resolution amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Mixed Use and Medium Density Residential" to "Mixed Use" on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700027) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2024-11600010 (Council District 2): A request by Robin Knowlton, representative, for Approval of a Resolution amending the IH-10 East Corridor Perimeter Plan land use classification from “Regional Commercial" to "Industrial" on Lot 22, Block 3, NCB 17730, located at 6357 Rittiman Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700018) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Other Items

14. This resolution recommends the City of San Antonio declare as surplus and convey approximately 0.2393 acres located within the Hyatt Regency San Antonio River Walk Hotel, as well as access easements of approximately 0.02649 acres adjacent to the hotel, to an entity affiliated with Hyatt Hotels. The property to convey is generally located at 123 Losoya St in Council District 1. Hyatt will grant an easement allowing pedestrian access between the River Walk and the redesigned portion of Alamo Plaza adjacent to the hotel, and they will also convey or release the City from two non-disturbance designations totaling approximately 0.2573 acres. (John Stevens, Assistant Director, (210) 207-2382, John.Stevens3@sanantonio.gov, Center City Development and

Operations Department)

Approval of Minutes

15. Consideration and Approval of February 28, 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.

Posted
on: 03/08/2024 02:53 PM