City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, March 27, 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-22-11800073: Request by Stephen Lieux, San Antonio LD, LLC., for approval to subdivide a tract of land to establish Palo Alto Pointe, Unit 1 Subdivision, generally located northeast of the intersection of State Highway 16 and South Loop 1604 West. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

2. LAND-PLAT-22-11800177: Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Stolte Ranch Unit 8 Subdivision, generally located southwest of the intersection of Turtle Cross and Fox Oak. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

3. LAND-PLAT-22-11800343: Request by Edward L. Sherfey, III, Paloma Park, LLC, for approval to subdivide a tract of land to establish Paloma Park Subdivision Phase I, generally located southeast of the intersection of Interstate 10 East and East Loop 1604 North. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

4. LAND-PLAT-22-11800438: Request by Alfredo Llanas Puerta for approval to replat a tract of land to establish Llanas Puerta Subdivision, generally located southwest of the intersection of Culebra Road and 38th Street. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. LAND-PLAT-22-11800570: Request by Sean Miller, Pulte Homes of Texas, for approval subdivide a tract of land to establish Westpointe East Unit 37 Phase 3 Subdivision, generally located southwest of the intersection of Loop 1604 North and Wiseman Boulevard. Staff recommends Approval.(Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

6. (Continued from 03/13/2024) 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)

7. PLAN AMENDMENT CASE PA-2024-11600011 (Council District 10): A request by Ahmet Guvengez, applicant, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan land use classification from "Community Commercial" to "Regional Commercial" on Lot 11, Block 2, NCB 15679, located at 13525 Wetmore Road. (Associated Zoning Case Z-2023-10700032) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

8. PLAN AMENDMENT CASE PA-2024-11600012 (Council District 7): A request by Patrick Christensen, representative, for Approval of a Resolution amending the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Community Commercial" on 3.218 acres out of NCB 11538, located at 2279 Bandera Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700037) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. PLAN AMENDMENT CASE PA-2024-11600014 (Council District 3): A request by Sonoma Housing Advisors, LLC (c/o Brett Kimbro), representative, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks Open Space" to "High Density Residential" on 5.56 acres out of NCB 7657, located at 3400 Mission Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700043) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

10. PLAN AMENDMENT CASE PA2024-11600015 (Council District 8): A request by the City of San Antonio for approval of a resolution to amend the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed Use" to "Regional Mixed Use" on NCB 13666, Block, Lot 8 EXC NW IRR 10 FT OF STRIP; NCB 13666, Lot SE IRR 237FT of 7 Roanoke Condominium; NCB 13666

(MEDICAL CENTER APARTMENTS), Lot 13; NCB 13666, Lot 9 CASEY SUBD UT-1; NCB 13666, Block Lot 12 **MASTER FILE/COMMON ELEMENTS** (THE VILLAS AT ROANOKE CONDOMINIUMS); NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 1; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 2; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 3; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 4; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 5; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 6; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 7; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 8; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 9; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 10; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 11; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 12; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 13; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 14; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 15; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 16; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 17; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 18; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 19; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 20; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 21; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 22; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 23; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 24; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 25;NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 26; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 27; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 28; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 29; NCB 13666, Unit 1001 ROANOKE CONDOMINIUM; NCB 13666, Unit 1002 ROANOKE CONDOMINIUM; NCB 13666, Unit 1003 ROANOKE CONDOMINIUM; NCB 13666, Unit 1004 ROANOKE CONDOMINIUM; NCB 13666, Unit 1005 ROANOKE CONDOMINIUM; NCB 13666, Unit 1006 ROANOKE CONDOMINIUM; NCB 13666, Unit 1007 ROANOKE CONDOMINIUM; NCB 13666, Unit 1008 ROANOKE CONDOMINIUM; NCB 13666, Unit 101 ROANOKE CONDOMINIUM; NCB 13666, Unit 102 ROANOKE CONDOMINIUM; NCB 13666, Unit 103 ROANOKE CONDOMINIUM; NCB 13666, Unit 104 ROANOKE CONDOMINIUM; NCB 13666, Unit 105 ROANOKE CONDOMINIUM; NCB 13666, Unit 106 ROANOKE CONDOMINIUM; NCB 13666, Unit 1101 ROANOKE CONDOMINIUM; NCB 13666,

Unit 1102 ROANOKE CONDOMINIUM; NCB 13666, Unit 1103 ROANOKE CONDOMINIUM; NCB 13666, Unit 1104 ROANOKE CONDOMINIUM; NCB 13666, Unit 1105 ROANOKE CONDOMINIUM; NCB 13666, Unit 1106 ROANOKE CONDOMINIUM; NCB 13666, Unit 1107 ROANOKE CONDOMINIUM; NCB 13666, Unit 1108 ROANOKE CONDOMINIUM; NCB 13666, Unit 1109 ROANOKE CONDOMINIUM; NCB 13666, Unit 1110 ROANOKE CONDOMINIUM; NCB 13666, Unit 1111 ROANOKE CONDOMINIUM; NCB 13666, Unit 1112 ROANOKE CONDOMINIUM; NCB 13666, Unit 201 ROANOKE CONDOMINIUM; NCB 13666, Unit 202 ROANOKE CONDOMINIUM; NCB 13666, Unit 203 ROANOKE CONDOMINIUM; NCB 13666, Unit 204 ROANOKE CONDOMINIUM; NCB 13666, Unit 205 ROANOKE CONDOMINIUM; NCB 13666, Unit 206 ROANOKE CONDOMINIUM; NCB 13666, Unit 207 ROANOKE CONDOMINIUM; NCB 13666, Unit 208 ROANOKE CONDOMINIUM; NCB 13666, Unit 301 ROANOKE CONDOMINIUM; NCB 13666, Unit 302 ROANOKE CONDOMINIUM; NCB 13666, Unit 303 ROANOKE CONDOMINIUM; NCB 13666, Unit 304 ROANOKE CONDOMINIUM; NCB 13666, Unit 305 ROANOKE CONDOMINIUM; NCB 13666, Unit 306 ROANOKE CONDOMINIUM; NCB 13666, Unit 307 ROANOKE CONDOMINIUM; NCB 13666, Unit 308 ROANOKE CONDOMINIUM; NCB 13666, Unit 309 ROANOKE CONDOMINIUM; NCB 13666, Unit 310 ROANOKE CONDOMINIUM; NCB 13666, Unit 311 ROANOKE CONDOMINIUM; NCB 13666, Unit 312 ROANOKE CONDOMINIUM; NCB 13666, Unit 401 ROANOKE CONDOMINIUM; NCB 13666, Unit 402 ROANOKE CONDOMINIUM; NCB 13666, Unit 403 ROANOKE CONDOMINIUM; NCB 13666, Unit 404 ROANOKE CONDOMINIUM; NCB 13666, Unit 501 ROANOKE CONDOMINIUM; NCB 13666, Unit 502 ROANOKE CONDOMINIUM; NCB 13666, Unit 503 ROANOKE CONDOMINIUM; NCB 13666, Unit 504 ROANOKE CONDOMINIUM; NCB 13666, Unit 601 ROANOKE CONDOMINIUM; NCB 13666, Unit 602 ROANOKE CONDOMINIUM; NCB 13666, Unit 603 ROANOKE CONDOMINIUM; NCB 13666, Unit 604 ROANOKE CONDOMINIUM; NCB 13666, Unit 605 ROANOKE CONDOMINIUM; NCB 13666, Unit 606 ROANOKE CONDOMINIUM; NCB 13666, Unit 701 ROANOKE CONDOMINIUM; NCB 13666, Unit 702 ROANOKE CONDOMINIUM; NCB 13666, Unit 703 ROANOKE CONDOMINIUM; NCB 13666, Unit 704 ROANOKE CONDOMINIUM; NCB 13666, Unit 705 ROANOKE CONDOMINIUM; NCB 13666, Unit 706 ROANOKE CONDOMINIUM; NCB 13666, Unit 707 ROANOKE CONDOMINIUM; NCB 13666, Unit 708 ROANOKE CONDOMINIUM; NCB 13666, Unit 801 ROANOKE CONDOMINIUM; NCB 13666, Unit 802 ROANOKE CONDOMINIUM; NCB 13666, Unit 803 ROANOKE CONDOMINIUM; NCB 13666, Unit 804 ROANOKE CONDOMINIUM; NCB 13666, Unit 901 ROANOKE CONDOMINIUM; NCB 13666, Unit 902 ROANOKE CONDOMINIUM; NCB 13666, Unit 903 ROANOKE CONDOMINIUM; NCB 13666, Unit 904 ROANOKE CONDOMINIUM; NCB 13666, Unit 905 ROANOKE CONDOMINIUM; NCB 13666, Unit 906 ROANOKE CONDOMINIUM; NCB 12813, Block 3, Lot 1; NCB 12830, Lot NW IRR 107' OF 40 SEVILLE OFFICE PRK CONDOS; NCB 12830, Lot E IRR 210.27 FT OF 25; NCB 12830, Lot TR 3B; NCB 12830, LOT 22; NCB 12830, Lot SW IRRG 335.44 FT OF 26

OR 26A; NCB 12830, Lot 39 MASTER FILE & COMMON ELEMENT KENSINGTON ROW CONDOMINIUM; NCB 12830, Lot 43 "BHS/EWING HALSELL SUBD; NCB 12830, Lot SW 333.98FT OF 36 **LEASEHOLD ESTATE**; NCB 12830, Lot 42 (SOUTH TEXAS MEDICAL PLAZA); NCB 12830, Lot 44 (SEVILLE PARK P#119 SUBD); NCB 12830, Lot NE IRR 650' of 41 SOUTH TEX WOMEN'S HOSP UT-1A; NCB 12830, Lot 45 COLUMBIA/HCA PARK SUBD; NCB 12830, Lot NE IRR 208.1 FT of 40 SEVILLE OFFICE PRK CONDOS; NCB 12830, BLDG C Unit 8233 SEVILLE OFFICE PRK CONDOS; NCB 12830, BLDG C Unit 8219 SEVILLE OFFICE PRK CONDOS; NCB 12830, Lot 37; NCB 12813, Block 3, Lot 3; NCB 12813, Block 3, Lot 4; NCB 12813, Block 3, Lot 6 EXC NW IRR 5.05 FT (KROGER MEDICAL DR SUBD); NCB 12813, SW IRR 303.61 FT of Block 3; NCB 12830, Lot 27 (.814 AC) & 38 (2.057 AC); NCB 12815, Block 5, Lot 8 EXC N 62.72 FT (.1931 AC); NCB 12815, Block 5, Lot N 62.72 FT OF 8; NCB 12813, Block 3, Lot 2 EXC NW IRR 5.05 FT; NCB 12830, Block, Lot N 261.88 FT 47 "KOONTZ MCCOMBS MHS MEDICAL DRIVE SUBD"; NCB 12830, Lot 51 (MEDICAL PARK PLAZA); NCB 12830, Lot 32 (2.5 AC) & NE IRR 34.03 FT of NW 275.17 FT of 11 or 11A (.182 AC); NCB 12830 (MEDICAL PARK/PAD SITES), Block 5, Lot 55; NCB 12830, Lot 48 EXCEPT S IRR 11.96 FT (STOH/ATLEE MEDICAL OFFICE BUILDING); NCB 12815, Block 5, Lot SW IRR 11.98 FT of 10; NCB 12830, Block 5, Lot 56 (MEDICAL PARK/PAD SITES); NCB 12830, Block 5, Lot 57 (MEDICAL PARK/PAD SITES); NCB 12830, BLDG J Unit 1006 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 705 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 803 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 404 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 103 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 201 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 908 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 410 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 702 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 106 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 407 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 708 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1003 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 401 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 204 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 905 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 503 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 603 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 101 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 107 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 402 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 408 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1004 KENSINGTON ROW

CONDOMINIUM; NCB 12830, BLDG C Unit 304 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 903 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 301 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 906 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG F Unit 604 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 506 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG A Unit 104 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 706 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG D Unit 405 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 307 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG H Unit 806 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG J Unit 1001 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 703 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG F Unit 601 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG H Unit 801 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 308 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 901 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 205 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 302 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 504 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG F Unit 602 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG D Unit 403 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG A Unit 102 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 202 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG H Unit 804 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 904 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 907 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 501 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 701 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 507 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG D Unit 406 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG A Unit 105 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 707 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 203 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG J Unit 1002 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 306 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG H Unit 805 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 508 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 502 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG D Unit 409 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 704 KENSINGTON ROW

CONDOMINIUM; NCB 12830, BLDG H Unit 802 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG J Unit 1005 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG A Unit 108 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 902 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 206 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 303 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 505 KENSINGTON ROW
CONDOMINIUM. Multiple addresses located between/on the 5500 Block of Hamilton Wolfe, 7900 Block of Roanoke Run, 2800 Block of Babcock Road, 7900, 8000, 8100, 8200, 8300 and 8400 Block of Fredericksburg Road, 8200 and 8300 Block of Wurzbach Road, 7900 Block of Ewing Halsell Drive, 8000 Block of Floyd Curl Drive, 8300 Block of Friar Tuck Road, 7700 Block of Louis Pasteur Drive, and 4300 Block of Medical Drive. Staff recommends approval. (Zenon Solis, Planning Manager (210) 207-5409, zenon.solis@sanantonio.gov; Planning Department) (Associated Zoning Case Z2024-10700044 S)

11. PLAN AMENDMENT CASE PA-2024-11600020 (Council District 9): A request by Patrick Christensen, 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 “Public Institutional" to "Community Commercial" on Lot 28, Block 38, NCB 11754, located at 11103 West Avenue. Staff recommends Approval. (Associated Zoning Case Z-2024-10700039) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Other Items

12. Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86’ feet of right-of-way, between approximately 0.9 miles south of existing New Sulphur Springs Road and existing Burshard Road. Staff recommends Approval. (Isaac Levy, Sr. Transportation Planner, (210) 207-5456, isaac.levy@sanantonio.gov, Transportation Department)

13. S.P. 20240000317 - Resolution supporting the city’s request to convey the underlying fee simple interest in the Wilson Boulevard median located between Donaldson Avenue and Club Drive, in Council District 7, to the San Antonio Independent School District (SAISD) while retaining a public right of way easement interest. Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist; Public Works Department; (210) 207-4083; mary.fors@sanantonio.gov)

Approval of Minutes

14. Consideration and approval of March 13, 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: 03/22/2024 04:01 PM