City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, April 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-22-11800203: Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 9 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

2. LAND-PLAT-22-11800204: Request by Jordan Love, Lovehaus Development, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Unit 15C Subdivision, generally located southwest of the intersection of Lambda Drive and Omicron Drive. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

3. LAND-PLAT-22-11800260: Request by Matthew Myllykangas, GG B2R Applewood LP, for approval to subdivide a tract of land to establish Applewood Unit 8 Subdivision, generally located southwest of the intersection of US Highway 90 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

4. LAND-PLAT-22-11800263: Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 29 Subdivision, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

5. LAND-PLAT-22-11800298: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone-Unit F1 Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Lampasas Loop. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov,

Development Services Department).

6. LAND-PLAT-22-11800300: Request by Clifton Karam, Lennar Homes of Texas Land and Construction, LTD., and Steven S. Benson, AG EHC II (LEN) Multistate 4 LLC, for approval to replat and subdivide a tract of land to establish Millbrook- Unit 2A Subdivision, generally located northwest of the intersection of Ladera Hills and State Highway 211. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

7. LAND-PLAT-22-11800301: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Sapphire Grove Phase 1B Subdivision, generally located southwest of the intersection of New Sulphur Springs Road and Sapphire Grove. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

8. LAND-PLAT-22-11800339: Request by Jim Vater, Southstar at Verano Developer, LLC, for approval to replat and subdivide a tract of land to establish Vida San Antonio Phase 3 MPCD Subdivision, generally located southeast 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).

9. LAND-PLAT-22-11800371: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone Unit F2 Subdivision, generally located northeast of the intersection of Galm Road and Alamo Ranch Parkway. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

10. LAND-PLAT-22-11800387: Request by Thomas Kuhlmann, LPC Freeport Centre, L.P. and Adam Vehik, Balcones Recycling San Antonio, LLC., for approval to replat and subdivide a tract of land to establish Freeport Industrial Subdivision, generally located northeast of the intersection of Quintana Road and Fischer Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

11. LAND-PLAT-22-11800463: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone Unit F3 Subdivision, generally located northeast of the intersection of Galm Road and Alamo Ranch Parkway. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

12. LAND-PLAT-22-11800486: Request by Blake Harrington, Arroyo Cap II-2, LLC., for approval to subdivide a tract of land to establish Echtle Tract Unit-3 Subdivision, generally located

southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

13. LAND-PLAT-22-11800595: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Millbrook- Unit 2B Subdivision, generally located southwest of the intersection of west Grosenbacher Road and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

14. LAND-PLAT-22-11800741: Request by Blake Harrington, Starlight Homes Texas, LLC, and Arroyo Cap II-2, LLC, for approval to subdivide a tract of land to establish Jungman Tract Unit -15 Subdivision, generally located southwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

15. LAND-PLAT-22-11800793: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Ruby Crossing, Unit 3A Subdivision, generally located southeast of the intersection of Loop 1604 and Red Forest Lane. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

16. LAND-PLAT-23-11800109: Request by Taylor Dreiss, Pecan Springs Development, LLC and Corral Ridge Ranch, LTD, for approval to subdivide a tract of land to establish Pecan Springs Unit 4 P.U.D. Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

17. LAND-PLAT-23-11800290: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Stonehill Unit 1 & 3A Subdivision, generally located northeast of the intersection of Jungman Road and US Highway 90. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

18. LAND-PLAT-23-11800291: Request by Leslie Ostrander, Continental Homes of Texas LP., for approval to subdivide a tract of land to establish Stonehill Model Park Subdivision, generally located northeast of the intersection of US Highway 90 and Mechler Lane. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

19. LAND-PLAT-23-11800357: Request by Leslie K. Ostrander, Continental Homes for approval to

subdivide a tract of land to establish Stonehill Unit 7 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

20. LAND-PLAT-23-11800358: Request by Leslie K. Ostrander, Continental Homes for approval to subdivide a tract of land to establish Stonehill Units 3B & 5 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Street Rename

21. ADDR-SNC-24-12700002 Memorial Designation of Robert B Green Way to Jovita Idar Memorial Way.

Comprehensive Master Plan Amendments

22. (WITHDRAWN) PLAN AMENDMENT CASE PA-2024-11600005 (Council District 9): A request by Squirrels' Real Estate, LLC, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Rural Estate Tier" to " Suburban Tier" on Lot 234, NCB 19215, located at 19220 Blanco Road. (Associated Zoning Case Z-2024-10700005) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

23. (Continued from 03/27/2024) 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)

24. (Continued from 03/27/2024) 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)

25. PLAN AMENDMENT CASE PA-2024-11600021 (Council District 5): A request by Legion Consulting, representative, for Approval of a Resolution amending the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential" to "Low Density Mixed Use" on Lot 20, NCB 6877, located at 203 Obregon Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700053) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

26. PLAN AMENDMENT CASE PA-2024-11600024 (Council District 10): A request by Brown McDonald, PLLC, representative, for Approval of a Resolution amending the NE I-35 and Loop 410 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Employment/Flex Mixed Use" to "Business/Innovation Mixed Use" on Lot 53, Block 1, NCB 13873, located at 10601 Nacogdoches Road. Staff recommends Denial. (Associated Zoning Case Z-2023-10700348 CD) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantoino.gov, Development Services Department)

Approval of Minutes

27. Consideration and Approval of March 27, 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: 04/05/2024 01:45 PM