City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, May 22, 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:

Election of Officers

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-22-11800121: Request by Jason Townsley, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Spanish Trails Unit 2 East Subdivision, generally located northwest of the intersection of Loop 410 and Alma Drive. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

2. LAND-PLAT-22-11800258: Request by Trey Rogers, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish McCrary Tract, Unit F Subdivision, generally located southeast of the intersection of Swayback Ranch and Anselmo. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

3. LAND-PLAT-22-11800340: Request by Stephen Lieux, San Antonio LD, LLC, for approval to replat and subdivide a tract of land to establish Higdon Crossing, Unit 2 Subdivision, generally located northeast of the intersection of South W.W. White Road and Higdon Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-22-11800345: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Somerset Grove, Unit 4 Subdivision, generally located northwest of the intersection of Interstate 35 and Kelly Parkway. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. LAND-PLAT-22-11800457: Request by Richard Mott, Lennar Homes of Texas, for approval to

subdivide a tract of land to establish Sapphire Grove, Phase 1D, generally located southeast of the intersection of Gardner Road and New Sulphur Springs. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

6. LAND-PLAT-22-11800633: Request by Gordon V. Hartman, Medina Revitalization Initiative LLC., for approval to subdivide a tract of land to establish West Ridge Subdivision Unit 1, generally located northwest of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

7. LAND-PLAT-22-11800674: Request by Stephen Lieux, San Antonio LD, LLC, for approval to replat and subdivide a tract of land to establish Hidden Oasis Unit 3 Subdivision, generally located southwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

8. LAND-PLAT-22-11800734: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., Steven S. Benson, AG EHC II (LEN) Multi State 4, LLC, and Merry Ann Southwell, Davis-McCrary Property Trust, for approval to subdivide a tract of land to establish Stone Garden – Unit 2A Subdivision, generally located northeast of the intersection of Old Corpus Christi Road and Richter Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

9. LAND-PLAT-22-11800748: Request by Steven Krasoff, Felder CND Boerne Stage, LLC, for approval to replat and subdivide a tract of land to establish Windsong Subdivision, generally located northeast of the Boerne Stage Road and Boerne Forest Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

10. LAND-PLAT-22-11800763: Request by Phillip P. Bakke, Hallerbak LTD, for approval to subdivide a tract of land to establish Haller Tract Phase 1 Subdivision, generally located southwest of the intersection of Interstate 37 and Loop 1604. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

11. LAND-PLAT-23-11800119: Request by Trey Rogers, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish McCrary Tract Subdivision Unit 16, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

12. LAND-PLAT-23-11800229: Request by Richard Mott, Lennar Homes of Texas, for approval to subdivide a tract of land to establish Espada Tract Unit 1, generally located southeast of the intersection of Interstate 410 and Roosevelt Avenue. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov,Development Services Department).

13. LAND-PLAT-23-11800230: Request by Jonathan Groff, Lennar Homes of Texas for approval to subdivide a tract of land to establish Espada Tract Unit 2 Subdivision, generally located southeast of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

14. LAND-PLAT-23-11800231: Request by Richard Mott, Lennar Homes of Texas, for approval to subdivide a tract of land to establish Espada Tract Unit 15, generally located southeast of the intersection of Interstate 410 and Roosevelt Avenue. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov,Development Services Department).

15. LAND-PLAT-23-11800262: Request by C Bart Swider, Chesmar Homes, LLC, for approval to subdivide a tract of land to establish Sienna Lakes Unit 1 Subdivision, generally located southwest of the intersection of FM 1346 and Zigmont Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

16. LAND-PLAT-23-11800334: Request by Juan Lopez & Maria Lopez, for approval to replat a tract of land to establish Smithson Valley 1 Subdivision, generally located northeast of the intersection of US Highway 281 North and Bulverde Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

17. LAND-PLAT-23-11800344: Request by Michael Salcher, SRP LTD, for approval to subdivide a tract of land to establish Alta Westover Hills Subdivision, generally located northwest of the intersection of State Highway 151 and West Military Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

18. LAND-PLAT-23-11800498: Request by Erika A. Martinez, for approval to replat a tract of land to establish Martinez-Shepherd Subdivision, generally located northwest of the intersection of Shepherd Road and Jarratt Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

19. LAND-PLAT-24-11800040: Request by Eric M. Garcia, for approval to replat a tract of land to establish 210 Talisman Subdivision, generally located northeast of the intersection of Hicks Avenue and Talisman Road. Staff recommends Approval. (Amariah Williams, Planner, 210-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

20. LAND-PLAT-24-11800067: Request by Chris Weigand, El Rancho Sonrisa, LLC and Sonrisa Management, LLC., and Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Smiley Tract Unit 3 & 4 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).

Variances

21. REQ-CMRORAEVR-24-44400068: Requested by Mr. David Martinez, with Pape-Dawson Engineers for a variance to remove heritage trees in the Environmentally Sensitive Area and floodplain in excess of the 100% preservation requirements as stated under the 2022 Tree Preservation Ordinance for the Sage Run Road project. The project is located south of Wiseman Road and west of Loop 1604. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

22. (Continued from 5/8/2024) PLAN AMENDMENT CASE PA-2024-11600014 (Council District 3): A request by Sonoma Housing Advisors, LLC, 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)

23. (Continued from 5/8/2024) PLAN AMENDMENT CASE PA-2024-11600022 (ETJ – Closest to Council District 2): A request by Brown and McDonald, PLLC, representative, for Approval of a Resolution amending the IH-10 East Corridor, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Living" to "Community Commercial" on 35.668 acres out of NCB 18225 P-3 & P-16 CB 5088 P-3 & P-16 A-828, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2024-10700059 CD) (Joshua

Jaeschke, Senior Planner, (210) 207-0255, Joshua.Jaeschke@sanantonio.gov, Planning Department).

24. PLAN AMENDMENT CASE PA-2024-11600025 (San Antonio ETJ - Closest to Council District 4): A request by Jose Villagomez, representative, for Approval of a Resolution amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Residential Estate" to "Regional Commercial" on Lots 5-7, Block 1, CB 4360A, located at 12020 Potranco Road. Staff recommends Denial. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

25. PLAN AMENDMENT CASE PA-2024-11600033 (Council District 4): A request by Development Services, representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "General Urban Tier," "Civic Center," and "Mixed Use Center" to "Regional Center" and "Suburban Tier", the Nogalitos/South Zarzamora Community Plan from "Mixed Use" to "Regional Commercial", and Approval of a Resolution amending the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Mixed Use" and "Low Density Residential" to "Regional Commercial" on approximately 815 acres out of NCB 8525, 8609, 11186, 13401, 13616, 13617, 17244, 17431, and 17550, generally bounded by IH-35 to the East and South, Palo Alto Road and Somerset Road to the West and West Mayfield Boulevard to the North. Staff recommends Approval. (Associated Zoning Case Z-2023-10700335) (Valeria Seca, Senior Planner, 210-207-5110, Valeria.Seca@sanantonio.gov, Development Services)

26. PLAN AMENDMENT CASE PA-2024-11600037 (Council District 2): A request by Sergio Pardo for Approval of a Resolution amending the Eastern Triangle Community Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on Lots 31 and 32, NCB 10755, located at 1240 Rice Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700010 CD) (Eradio Gomez, Zoning Senior Planner, (210)-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Other Items

27. (Continued from 5/8/2024) Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 16.371-acre property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in east Bexar County, as requested by the property owner, Doggett Freightliner Properties III, LLC, and related Service Agreement. Staff recommends Approval. (Joshua Jaeschke, Senior

Planner, (210) 207-0255, Joshua.Jaeschke@sanantonio.gov, Planning Department).

28. A resolution recommending the Eastside Community Area Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

29. A resolution recommending the Texas A&M-San Antonio Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

30. The selection of a Nominating Committee, who will be responsible for reviewing applications to the Planning Commission Technical Advisory Committee (PCTAC).

31. A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Fischer Gardens Special Improvement District, generally located south of the intersection of North Graytown Road and Freudenberg Road, in the extraterritorial jurisdiction of the City of San Antonio; and associated Development Agreement between the City of San Antonio and the Landowners, SA Given To Fly, LP, Lennar Homes of Texas Land and Construction, Ltd., and Graytown Rd. Holdings LLC. Staff recommends Approval. [Clint Eliason, Planning Coordinator, Planning Department, (210) 207-0268, Clinton.Eliason@sanatonio.gov.]

32. A public hearing and resolution recommending the City of San Antonio's consent to an amendment to the Espada Special Improvement District No. 1 boundaries, generally located southeast of the intersection of South Loop 410 and Highway 281 South in the Extraterritorial Jurisdiction of the City of San Antonio, Bexar County, and an associated Development Agreement between the City of San Antonio and the Owners, Marmaxx Operating Corp. and Lennar Homes of Texas Land and Construction, Ltd. Staff recommends Approval. [Priscilla Rosales-Piña, AICP, Planning Manager, Planning Department, (210) 207-7839, priscilla.rosales-pina@sanatonio.gov.]

33. A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Lucero Special Improvement District, generally located southeast of Highway 90 between West Montgomery Road and Strauss Medina Road, in the extraterritorial jurisdiction of the City of San Antonio; and associated Development Agreement between the City of San Antonio and the Landowner, LGI Homes-Texas, LLC. Staff recommends Approval. [Joshua Jaeschke, Senior Planner, Planning Department, (210) 207-0255, Joshua.Jaeschke@sanatonio.gov.]

Approval of Minutes

34. The consideration and approval of the May 8th 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.

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