City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, January 8, 2025 **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-23-11800016: Request by Lloyd A. Denton, Jr., Shavano Rogers North No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands Hilltop (Enclave) Subdivision, generally located southeast of the intersection of Northwest Military Highway and Shavano Ranch. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800241: Request by Jordan Love, Lovehaus Development, LLC. , for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 14C Subdivision, generally located southwest of the intersection of Potranco Road and County Road 381 South. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

3. LAND-PLAT-23-11800276: Request by Jason Townsley, K.B. Home Lone Star, INC., for approval to replat and subdivide a tract of land to establish Perserve at Culebra - Unit 7 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-23-11800392: Request by Charles Marsh, Jen Texas 33, LLC, for approval to subdivide a tract of land to establish Mangold Tract Unit-1 Subdivision, generally located south of the intersection of State Highway 211 and Culebra Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

5. LAND-PLAT- 24-11800137: Request by Lloyd A. Denton Jr., SA Highland Estates Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 5 (Enclave) Subdivision, generally located southwest of the intersection of east Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050,

Joslyn.Fischer@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800238: Request by Kimberly Brown, New Covenant Missionary Baptist Church, for approval to replat and subdivide a tract of land to establish The Glenoak Division Subdivision, generally located northwest of the intersection of US Highway 87 and Loop 410. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800349: Request by Lee Baker III, Maxland Enterprises LLC, for approval to subdivide a tract of land to establish Agave Unit 5 Subdivision, generally located southwest of the intersection of Hildebrandt Road and W.W. White Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Variances

8. REQ-CMRORAEVR-24-444000584: Requested by Nick Van Delist, P.E. with Moy Tarin Ramirez Engineers for a tree variance to remove tree stand in excess of the 80% preservation requirement within the Environmentally Sensitive Areas and floodplain and heritage trees in excess of the 100% preservation requirement in the floodplain as stated under the 2023 approved Tree Preservation Ordinance for the CIP CPS Energy Scenic Loop Transmission Line TPP. The project is generally located at the intersection of Lost Valley Drive and Toutant Beauregard Road and extends approximately 4.3 miles through the Pecan Creek floodplain to Crow Ranch Road. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

9. PLAN AMENDMENT CASE PA-2024-11600083 (San Antonio ETJ - Closest to Council District 4): A request by Pape-Dawson Engineers, representative, for Approval of a Resolution amending the Lackland 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 "Urban Low Density Residential" to "Community Commercial" on Lot 5, Block 126, CB 4332, located at 9852 Marbach Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

10. PLAN AMENDMENT CASE PA-2024-11600097 (Council District 1): A request by Rene Espinosa, representative, for Approval of a Resolution amending the North Central

Neighborhoods Community 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 18, NCB 11695, located at 7711 Madonna Drive. Staff recommends Approval. (Associated Zoning Case Z-2024-10700264) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Approval of Minutes

11. Consideration and Approval of December 11, 2024, Planning Commission Minutes.

Director’s Report

Adjournment

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.

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: 01/03/2025 02:06 PM