City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, January 22, 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-23-11800054: Request by Antonio Mendez, Moon Development, LLC, for approval to subdivide a tract of land to establish Lotus Urban Townhomes West, IDZ Subdivision, generally located southeast of the intersection of Saint Mary's Street and Lotus Street. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.esparza@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800055: Request by Antonio Mendez, Moon Development, LLC, for approval to subdivide a tract of land to establish Lotus Urban Townhomes East, IDZ Subdivision, generally located southeast of the intersection of Saint Mary's Street and Lotus Street. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.esparza@sanantonio.gov, Development Services Department).

3. LAND-PLAT-23-11800083: Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3 LTD. & Salado Creek Conservation Association, Inc. & Bitterblue/Rogers Water Interests, LTD. & Rogers Shavano Ranch, LTD., for approval to subdivide a tract of land to establish Shavano Highlands, Unit 7 Enclave Subdivision, generally located north of the intersection of Powder Mill & Carronway. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

4. LAND-PLAT-23-11800486: Request by Luis Estrada, Gibbs Terminal, LLC. , for approval to replat and subdivide a tract of land to establish TTS Gibbs Sprawl Subdivision, generally located northeast of the intersection of Gibbs Sprawl Road and Glen Mont Drive. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-23-11800489: Request by Clay Schlinke, TTM Development, LLC, for approval to subdivide a tract of land to establish Grosenbacher Road Duplex Subdivision, generally located northwest of the intersection of Grosenbacher Road and Troubadour Trail. Staff recommends

Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

6. LAND-MDP-24-11100007: Request by RW McDonald, Lamm and 37 Development Partners, LTD for approval of a Manufactured Housing Park Plan to establish The Homestead MHPP, generally located south of the intersection of Interstate 37 and Old Lamm Road. Staff recommends Approval.(Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.esparza@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

7. (POSTPONED) PLAN AMENDMENT CASE PA-2024-11600082 (Council District 2): A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the Eastside Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed Use" on Lot 11, NCB 478, located at 1316 Austin Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700197) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

8. (POSTPONED) PLAN AMENDMENT CASE PA-2024-11600100 (Council District 1): A request by Ortiz McKnight, PLLC, 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 1.914 acres out of NCB 18207, located at 825 East Basse Road. (Associated Zoning Case Z-2024-10700321) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. PLAN AMENDMENT CASE PA-2024-11600096 (Council District 4): A request by Waeltz & Prete, Inc., representative, for Approval of a Resolution amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Light Industrial" on Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976, located at 13976 Quintana Road. Staff recommends Approval. (Associated Zoning Case Z-2024-20700311) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov)

10. PLAN AMENDMENT CASE PA-2024-11600099 (Council District 7): A request by HOLT Renewables, LLC., 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 "Community Commercial", "Parks/Open Space", and "Low

Density Residential" to "Community Commercial" on the south 585 feet of Lot 4, NCB 11556, located at 4950 Callaghan Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700276 S) (Samantha Benavides, Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services, Department)

Other Items

11. S.P. 20250000336 – Resolution recommending the release of a 0.569-acre, or 24,793 square feet, more or less, easement located on that 23.887-acre tract conveyed to 3500 Goliad Road, L.P., by deed recorded in Volume 10314, Page 1391 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 14760, Page 1862 of the Official Public Records of Bexar County (New City Block 10880), Texas, located west of IH-37 and north of IH-410, in Council District 3 as requested by 3500 Goliad Road, L.P. for no fee. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

12. S.P. 20250000348 – Resolution recommending the release of a 0.5390-acre, or 23,479 square feet, more or less, easement located on that 9.117-acre tract conveyed to Scott Felder Homes, LLC, by deed recorded in Document No. 20210211813 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 7120, Page 1624 of the Official Public Records of Bexar County (New City Block 18333), Texas, located west of IH-10 and north of N Loop 1604 W, in Council District 8 as requested by Scott Felder Homes, LLC, for no fee. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

13. 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 be named the Espino Special Improvement District, generally located southeast of the intersection of W US Highway 90 and Masterson Road, in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowner, Masterson 90 Investors, LP. Staff recommends Approval. (Clint Eliason, Planning Coordinator, Planning Department, (210)207-0268, Clinton.Eliason@sanatonio.gov).

Approval of Minutes

14. Consideration and Approval of the January 8, 2025, 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: 01/17/2025 07:52 AM