City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, April 23, 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-23-11800181: Request by Hector Augusto Castro, for approval to subdivide a tract of land to establish Toudouze Estates Subdivision, generally located southwest of the intersection of Rockport Road and Toudouze Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800078: Request by Michael Copeland, Forestar (USA) Real Estate Group Inc. Israel Fogiel, 4 Sereno Investments, LTD. and Gregory L. Gibson, Schuwirth South Partners, LTD., for approval to subdivide a tract of land to establish Sereno Springs-Unit 1 Subdivision, generally located southeast of the intersection of Loop 1604 and Schuwirth Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800184: Request by Michael Taylor, Habitat For Humanity of San Antonio, INC, for approval to subdivide a tract of land to establish 223 Yucca Subdivision, generally located northeast of the intersection of Hallie Avenue and Yucca Street. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800343: Request by Carson Trainer, Chesmar Homes, LLC, for approval to replat and subdivide a tract of land to establish Prominence Phase 2 Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Variances

5. REQ-CMRORAEVR-25-44400016: Requested by Kevin Chavez, HOLT Renewables, LLC.

for a variance to remove trees in excess of the 80% significant tree preservation requirement within the 100-year floodplain buffer/ESA as stated under the 2023 Tree Preservation Ordinance for the Intertek Solar Project, located at 4950 Callaghan. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

6. REQ-CMRORAEVR-25-44400172: Request by City of San Antonio Public Works Department's Project Delivery Division for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2025186 for the Seeling Drainage Phase IV capital improvement project generally located along Seeling Blvd between Lowery Drive and Alazan Creek. The engineering analyses show the project improvements will cause water surface elevation rises that exceed the maximum allowed under Section 35-F124(c)(2) of Appendix F, the city's floodplain ordinance. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Comprehensive Master Plan Amendments

7. (Continued from 4/9/2025) PLAN AMENDMENT CASE PA-2025-11600023 (Council District 1): A request by Killen, Griffin, & Farrimond, PLLC, Representative, for Approval of a Resolution amending the Midtown 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" and "Urban Mixed-Use" to "Regional Mixed-Use" on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue. Staff recommends Approval. (Associated Zoning Case Z-2025-10700069) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

8. PLAN AMENDMENT CASE PA-2025-11600016 (Council District 6): A request by Patrick Christensen, representative, for Approval of a Resolution amending the Highway 151 and Loop 1604 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed-Use" to "Community Commercial" on Lot 1 and Lot 2, Block 3, NCB 17637, generally located in the 5000 block of Rogers Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700013 CD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. PLAN AMENDMENT CASE PA-2025-11600027 (Council District 10): A request by SA Life Academy, Representative, for Approval of a Resolution amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr

Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700086) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. PLAN AMENDMENT CASE PA-2025-11600028 (Council District 4): A request by Patrick Christensen, Representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Agribusiness RIMSE Tier" to "General Urban Tier" on 11.38 acres out of CB 4295, located at 12591 State Highway 16 South. Staff recommends Approval. (Associated Zoning Case Z-2025-10700057) (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2025-11600029 (Council District 3): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Country Tier" to "Rural Estate Tier" on Lot P-18D, CB 4012, generally located in the 19000 block of Trumbo Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700002) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2025-11600030 (Council District 5): A request by Jose Luis Noriega Jr., 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 land use classification from “Low Density Mixed Use" to "Light Industrial" on the south 39.2 feet of the west 47.36 feet of Lot 11 and the south 60 feet and north 94.6 feet of Lot 12, Block 8, NCB 2361, located at 402 and 406 South Zarzamora Street. Staff recommends Denial. (Associated Zoning Case Z-2025-10700090) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2025-11600031 (Council District 1): A request by Killen, Griffin, & Farrimond, 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 “Low Density Residential" to "Medium Density Residential" on Lot 9, Block 6, NCB 9849, located at 102 Conway Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700095) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2025-11600034 (Council District 3): A request by David Phipps, Representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Country Tier" to "Suburban Tier" on Lot 2, Block 4, NCB 10915,

located at 10290 Southton Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700100 CD) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Other Items

15. Resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, within the southern sector of the City of San Antonio by naming the East / West Connector from IH35 to IH 37 as "South Texas Parkway"; reclassifying a section from IH 35S to SH 16 from an "Enhanced Secondary Arterial 120'-142'" to "Freeway 250'-500'"; create a "Freeway" alignment from SH 16 along Lone Star Pass to Blue Wing Road; reclassify a section along Blue Wing Road to IH 37 from a "Super Arterial Type A 200'-250'" to "Freeway 250'-500'"; and re-classify the Kelly Parkway / Mauermann alignment from south of Loop 410 to Pleasanton Road from a "Super Arterial Type A 200'-250'" to a "Secondary Arterial Type A 86'" and moving the alignment to follow Mauermann Road to Pleasanton Road, within Council Districts 3 & 4. Staff recommends Approval. (Isaac Levy, Senior Transportation Planner, 210-207-5456, Isaac.Levy@sanantonio.gov, Transportation Department).

Approval of Minutes

16. Consideration and Approval of April 9, 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: 04/18/2025 12:50 PM