

City of San Antonio



Minutes Planning Commission Development and Business Services Center 1901 S. Alamo

Wednesday, October 9, 2024

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:03 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Faulkner, Garcia, Dessouky, Lopez, Milam, Oroian, Sipes, Siegel, Peck

Absent: Oullette, Proffitt

Interpretation Services were present.

Chair Peck stated all cases will be considered on the Consent Agenda excluding the following cases:

- Item # 8 PA-2024-11600040 – Individual Consideration
- Item # 9 PA-2024-11600047 – Individual Consideration
- Item #11 PA-2024-11600067 – Individual Consideration
- Item #12 PA-2024-11600068 – Recusal Purposes
- Item #16 PA-2024-11600075 – Individual Consideration
- Item #17 Planning Department Resolution – Individual Consideration
- Item #19 Minutes for September 25, 2024 Planning Commission – Individual Consideration

THE FOLLOWING ITEMS MAY, BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

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.

CONSENT HEARING

Plats

Item #1

LAND-PLAT-22-11800681: Request by Trey Rogers, Pulte Homes of Texas, LP., A Texas Limited Partnership by: Pulte Nevada 1 LLC, it's general partner. , for approval to subdivide a tract of land to establish BRE Phase 5 Collector Phase 2A Subdivision, generally located northeast of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800682: Request by Trey Rogers, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Plat name Subdivision, generally located northwest of the intersection of US Highway 90 and Mansions Bluffs. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800683: Request by Trey Rogers, Pulte Homes of Texas LP, for approval to replat and subdivide a tract of land to establish BRE Phase 5 Unit 3B Subdivision, generally located northeast 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).

Item #4

LAND-PLAT-23-11800029: Request by Julio Zetina, Roble Hill LLC, Luis Zetina, Vaweed LLC & Mariana Campos, Oakhill Heights 6, LLC, for approval to subdivide a tract of land to establish Oakhill Heights Subdivision, generally located north of the intersection of Culebra Road and Oakhill Drive. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800121: Request by Patrick Flanagin, Magnolia Village at Cinco Lakes, LLC, Paul Powell, HDC Westlakes, LLC, & Shawn Seaburg, Pulte Homes of Texas, L.P. for approval to replat and subdivide a tract of land to establish Magnolia North Enclave, generally located north of the intersection of Stillhouse Hollow and Eaglewood Pass. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-24-11800278: Request by Robert Day Goree, Kristen Lyn Goree Carlos Salas, and Christine R. Nimnicht for approval to replat a tract of land to establish Replat of Lots 37 & 38 Block 19 of Blackbuck Ranch Phase 1 Unit 5 PUD & Lot 36 Block 19 of Blackbuck Ranch Phase 1 Unit 4 PUD Subdivision, generally located at the southeast intersection of Kendall Canyon and Joshua Creek. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department.)

Item #7

L.AND-MDP-23-11100003: Request by Presa Grove, LLC for approval of a Manufactured Housing Park to establish Presa Grove MHPP, generally located southeast of the intersection of South Presa Street and Loop 410. Staff recommends Approval. (Joslyn Fischer, Planner, (210) 207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments**Item #10**

PLAN AMENDMENT CASE PA-2024-11600066 (Council District 2): A request by Sean Daly, 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 "Medium Density Residential" to "Urban Low Density Residential" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff recommends Approval. (Associated Zoning Case Z-2024-10700209 S) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Item #13

PLAN AMENDMENT CASE PA-2024-11600070 (Council District 8): A request by Brown & McDonald, PLLC, 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 "Country Tier" to "Suburban Tier" on 24.3 acres out of NCB 35936, generally located in the 6000 Block of Camp Bullis Road. Staff recommends Approval. (Associated Zoning Case Z-2024-10700132) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Item #14

PLAN AMENDMENT CASE PA-2024-11600071 (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the I-10 East Corridor Perimeter Plan land use classification from "Community Commercial" to "Medium Density Residential" on Lots 5-8, Block 2, NCB 17630, located at 6135 FM 78. Staff recommends Approval. (Associated Zoning Case Z-2024-10700232) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)