



**DRAFT**

**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**October 9, 2019**

**2:00PM**

**1901 S. Alamo**

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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.

**Planning Commission Members**

A majority of appointive members, other than ex officio, shall constitute a quorum.

Christopher Garcia, Chair  
Connie Gonzalez, Vice Chair  
George Peck, Pro-Tem  
Michael Garcia Jr. | June Kachtik | Vacant | Julia Carrillo | Jennifer Ramos |  
Dr. Cherise Rohr-Allegrini |

**Ex-Officio Members**

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment  
TBD, Councilmember | Erik Walsh, City Manager

**12:00 P.M. - Work Session, Tobin Room. Briefing on the SA Tomorrow Comprehensive Plan and Implementation, and the Downtown Area Regional Center Plan. 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.**

**2:00 P.M. - Call to Order, Board Room**

- Roll Call
- Present: C. Garcia, Peck, Gonzalez, Kachtik, Ramos, Rohr-Allegrini, M. Garcia, Martinez
- Absent : Carrillo
- Maria E. Murray, SeproTec translator was present.

**- Public Comment:**

**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.*

**Combined Items**

Joyce Palmer, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1 **180137:** Request by Israel Fogiel, Tenotex Partners, Inc., for approval to subdivide a tract of land to establish Bradbury Court Subdivision Unit 3A Subdivision, generally located northwest of the intersection of Walzem Road and Elm Trail. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
  
- Item # 3 **18-900029:** Request by Mehdrad Monayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 5D Subdivision, generally located southwest of Potranco Road and Arcadia Path. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
- Item # 5 **19-11800015:** Request by Gerardo Ituarte, Hunt Villas, LLC, for approval to subdivide a tract of land to establish Hunt Villas Subdivision, generally located at the intersection of Heritage Farm Drive and Honeytree Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

- Item # 9 **PLAN AMENDMENT CASE PA-2019-11600069 (Council District 2):** A request by Heli Investments, LLC, applicant, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “Parks Open Space” to “High Density Residential” on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700239) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

**Motion**

Chairman C. Garcia asked for a motion for the items as presented.

Commissioner Ramos motioned to approve all items on the combined agenda as presented with the exception of items 2, 4, 6, 7, 8, and 10.

Second: Commissioner Peck.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Second Combined Agenda**

*Commissioner Peck recused himself and left the room at 2:08 pm.*

Item # 4 **19-11800001:** Request by Joseph Hernandez, KB Homes, for approval to replat and subdivide a tract of land to establish Clearcreek Subdivision Unit 3 subdivision, generally located southwest of the intersection of Higgins Road and Stahl Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Motion**

Chairman C. Garcia asked for a motion for item 4 as presented.

Commissioner M. Garcia motioned to approve item 4 on the second combined agenda as presented.

Second: Commissioner Ramos.

In Favor: Unanimous

Opposed: None

**Motion Passed**

*Commissioner Peck returned to the room at 2:08 pm.*

**Individual Items**

Patricia Franco, presented item #6 PA-2019-11600059 to the Planning Commission. Applicant was present to answer commissioner's questions.

Item # 6 **(Continued from 09/25/19) PLAN AMENDMENT CASE PA-2019-11600059 (Council District 2):** A request by Roi Biton, applicant, for approval of a Resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" to "Mixed Use" on approximately 0.3535 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duvall Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700207) (Patricia Franco, Planner, (210) 207-5876, Patricia.Franco@sanantonio.gov, Development Services Department)

**Citizens who appeared to speak:**

1. Rose Hill-Government Hill Alliance NA representative, spoke in favor.

**1<sup>st</sup> Motion**

Chairman C. Garcia asked for a motion for item # 6 as presented.

Commissioner M. Garcia motioned to approve staff's recommendation of Denial.

Second: Commissioner Gonzalez.

In Favor: M. Garcia, Kachtik, Gonzalez, C. Garcia

Opposed: Rohr-Allegrini, Ramos, Martinez, Peck

**Motion Failed**

**2<sup>nd</sup> Motion**

Chairman C. Garcia asked for a motion for item # 6 as presented.

Commissioner Gonzalez motioned to reconsider.

Second: Commissioner Ramos

In Favor: Rohr-Allegrini, Ramos, Kachtik, Martinez, Peck, Gonzalez, C. Garcia

Opposed: M. Garcia

**Motion Passed**

**3<sup>rd</sup> Motion**

Chairman C. Garcia asked for a motion for item # 6 as presented.

Commissioner Ramos motioned to Approve the applicant's request.

Second: Commissioner Rohr-Allegrini

In Favor: Rohr-Allegrini, Ramos, Martinez, Peck, Gonzalez, C. Garcia

Opposed: M. Garcia, Kachtik

**Motion Passed**

Mirko Maravi, presented the item #8 PA-2019-11600065 to the Planning Commission. Applicant was present to answer commissioner's questions.

Item # 8 **PLAN AMENDMENT CASE PA-2019-11600065 (Council District 6):** A request by Raul Ayarzagoitia, applicant, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial. (Associated Zoning Case Z-2019-10700223) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

**Citizens who appeared to speak:**

1. Evangelina Viesca-Cable Westwood NA, spoke in favor.

**1<sup>st</sup> Motion**

Chairman C. Garcia asked for a motion for item # 8 as presented.

Commissioner M. Garcia motioned to approve staff's recommendation of Denial.

Second: Commissioner Kachtik.

In Favor: M. Garcia, Kachtik, Peck, C. Garcia

Opposed: Rohr-Allegrini, Ramos, Martinez, Gonzalez

**Motion Failed**

**2<sup>nd</sup> Motion**

Chairman C. Garcia asked for a motion for item # 8 as presented.

Commissioner Ramos motioned to reconsider.

Second: Commissioner Gonzalez

In Favor: M. Garcia, Rohr-Allegrini, Ramos, Kachtik, Martinez, Peck, Gonzalez, C. Garcia

Opposed: None

**Motion Passed**

**3<sup>rd</sup> Motion**

Chairman C. Garcia asked for a motion for item # 8 as presented.

Commissioner Rohr-Allegrini motioned to Approve the applicant's request.

Second: Mr. Martinez

In Favor: M. Garcia, Rohr-Allegrini, Ramos, Martinez, Peck, Gonzalez

Opposed: Kachtik, C. Garcia

**Motion Passed**

Patricia Franco, Planner, presented item #10 PA-2019-11600070 to the Planning Commission. Applicant was present to answer commissioner's questions.

Item # 10 **PLAN AMENDMENT CASE PA-2019-11600070 (Council District 5):** A request by Esequiel Campos, applicant, for approval of a Resolution to amend the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700230) (Patricia Franco, Planner, (210) 207-5876, patricia.Franco@sanantonio.gov, Development Services Department)

**Citizens who appeared to speak:**

1. Christina Cantu-847 Brighton, spoke in opposition

**Motion**

Chairman C. Garcia asked for a motion for item # 10 as presented.

Commissioner Peck motioned for Denial.

Second: Commissioner Ramos

In Favor: Unanimous

Opposed: None

**Motion Passed as Denial**

**Withdrawn/Postponed/Pulled**

Item # 2 **(WITHDRAWN) 180454:** Request by Jaime Israel Trejo, Providencia Builders and Projects, LLC, for approval to replat a tract of land to establish Trejo Subdivision Enclave, generally located northeast of the intersection of Mockingbird Lane and Fredericksburg Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Item # 7 **(POSTPONED) (Continued from 09/25/19) PLAN AMENDMENT CASE PA-2019-11600068 (Council District 3):** A request by David Dye, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Agribusiness/RIMSE Tier" on 30.727 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700202) (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Approval of Minutes**

Item # 11 Consideration and Action on the Minutes from September 25, 2019.

Chairman C. Garcia motioned for approval of the minutes and all the Commissioners voted in the affirmative.

**Director's Report:** Planning Commission Meeting November 27, 2019 update.

**Adjournment**

There being no further business, the meeting was adjourned at 3:07 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director