

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, June 26, 2019**

**2:00PM**

**1901 S. Alamo**

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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  
Rey Saldaña, Councilmember | Erik Walsh, City Manager

**12:00 P.M. - Work Session, Tobin Room.**

**Staff Briefing relating to the Extraterritorial Jurisdiction Military Protection Areas (ETJMPAs) for the Lackland and Camp Bullis areas to include proposed regulations, proposed land use categories, and proposed Interlocal Agreement with Bexar County.**

**Briefing on the Draft Medical Center Area Regional Center Plan. Briefing on the Draft UTSA 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: M. Garcia, Rohr-Allegrini, Carrillo, Ramos, Martinez, Peck, Gonzalez
- Absent : C. Garcia, Kachtik
- Maria E. Murray, SeproTec translator was present.
- Citizens to be heard:

**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**

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission. Staff recommendation for Item #5 was changed to recommends Approval.

**Plats**

- Item # 1 **170568:** Request by Mehrdad Moyedi, CTMGT Rancho Del Lago, LLC for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 2, Unit 7A Subdivision, generally located northeast of the intersection of Arcadia Path and Briar Spring. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **180087:** Request by Matthew D. Miller, Quiktrip Corporation, for approval to replat and subdivide a tract of land to establish QT 4056 Addition, generally located northeast of the intersection of West Chavaneaux Road and South Zarzamora Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **180101:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 48C PH 3, PUD Subdivision, generally located northeast of the intersection of Del Webb Boulevard and Tangled Springs. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4 **180309:** Request by Thad Rutherford, Southstar Mission Del Lago Developer LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 12A (T.I.F.), generally located southwest of the intersection of South Flores Road and Del Lago Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 5 **180376:** Request by Terri Britts, Lonesome Dove Investment Group LLC, for approval to replat a tract of land to establish Lonesome Dove Unit 1 Subdivision, generally located southeast of the intersection of Campbellton Road and Loop 1604. Staff recommendation (pending). (Richard Carrizales, Sr. Planner, (210) 207-8050, Richard.carrizales@sanantonio.gov, Development Services Department)
- Item # 6 **180470:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 2B Subdivision, generally located southeast of US Highway 90 and Whisper Way. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 7 **180545:** Request by John Cousins, Capuchin Province of Mid-America, Inc., for approval to replat a tract of land to establish Mount Sacred Heart Subdivision, generally located west of the intersection of San Pedro Avenue and West Maplewood Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Variances**

Item # 8 **TPV 19-027:** Request by Mr. Thomas Carter, P.E., for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas”, general located off of I10 and Stonewall Hill Road. Staff recommends Approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

**Motion**

Chair Gonzalez asked for a motion for the items as presented.

Commissioner Peck motioned to approve all items on the combined agenda as presented with the exception of items #9, 10 and 11.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

**Comprehensive Master Plan Amendments**

*John Osten presented the staff amendments to the Land Use Plan made to Item #9 PA-2019-11600022 to the Planning Commission. Tony Felts presented the staff amendments to proposed Article 35-904 to the Planning Commission.*

Item # 9 **(Continuance from 05/22/19) MILITARY PROTECTION AREAS PA-2019-11600022 (Council Districts 4, 6, and 8):** Public hearing and consideration of the following items: Amending Chapter 35 of the City Code of San Antonio, Texas, to add a new article, Article IX, designating Extraterritorial Military Protection Areas, adopting general provisions, rules, regulations, and districts associated with the Extraterritorial Military Protection Areas which are in the manner recommended by the most recent joint land use study.

1. A Plan Amendment to amend the Comprehensive Master Plan of the City by establishing Comprehensive Land Use Categories in the Camp Bullis/Camp Stanley Extraterritorial Military Protection Areas, generally defined as the area of the City of San Antonio Extraterritorial Jurisdiction in Bexar County, Texas, within five miles of the boundary of Camp Bullis and Camp Stanley.
2. A Plan Amendment to amend the Comprehensive Master Plan of the City by establishing Comprehensive Land Use Categories in the Lackland/Medina Annex Extraterritorial Military Protection Areas, generally defined as the area of the City of San Antonio Extraterritorial Jurisdiction in Bexar County, Texas, within five miles of the boundary of Lackland and Lackland Medina Training Annex.

3. An amendment to the Interlocal Agreement with Bexar County relating to the provision of government services relating to the administration of the Extraterritorial Military Protection Areas. Staff recommends Approval. (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)

**Citizens to Speak:**

Ashley Farrimond, 100 W. Houston St. spoke in favor and in opposition. One client specifically asked to change a portion of land designated as Agricultural Use to Low Density Residential.

James McKnight, 112 E. Pecan, spoke in favor.

**Motion**

Chair Gonzalez asked for a motion for the items as presented.

Commissioner Peck motioned to approve the item as amended by staff with an amendment of restricting Agricultural use to 0.25 dwelling units per acre to be in line with the Lackland Joint Land Use Study.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

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

Chair Gonzalez asked for a motion for the item presented.

Commissioner Peck made a motion to approve the item presented by Ashley Farrimond to change a portion of land designated as Agricultural Use to Low Density Residential.

Second: NONE

**Motion Failed**

**Other Items**

Item # 10 Discussion and possible action on canceling the July 10, 2019 Planning Commission.

**Motion**

Chair Gonzalez asked for a motion for the item as presented.

Commissioner Peck motioned to approve the item as presented.

Second: Commissioner Rohr-Allegrini

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 11 Discussion and possible action on scheduling a special meeting of the Planning Commission.

**Motion**

Chair Gonzalez asked for a motion for the item as presented.

Commissioner Peck motioned to approve the item, a special meeting to be held July 17<sup>th</sup>, 2019 at 9:00 a.m.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 18 Consideration and Action on the Minutes from June 12, 2019.

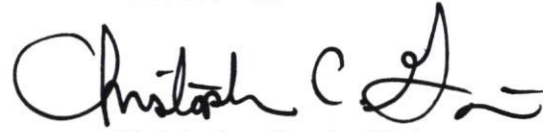
Minutes were approved with the condition that Item #25 motion is corrected to reflect Gonzalez made the main motion and Peck Seconded the motion.

**Director's Report**

**Adjournment**

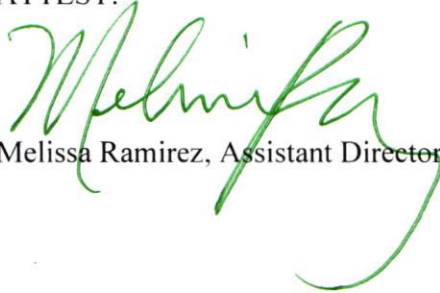
There being no further business, the meeting was adjourned at 3:01 p.m.

APPROVED



Christopher Garcia, Chairman

ATTEST:



Melissa Ramirez, Assistant Director