

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**December 19, 2018**

**9:00AM**

**1901 S. Alamo**

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Planning Commission Members

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

George W. Peck, Chair

Christopher Garcia, Vice Chair

Vacant, Pro-Tem

Michael Garcia Jr. | June Kachtik | Jessica Brunson | Connie Gonzalez | Julia Carrillo |  
Jennifer Ramos | Dr. Cherise Rohr-Allegrini

Ex-Officio Members

Dr. Francine Romero, Chair Zoning Commission | Vacant, Chair Board of Adjustment

Rey Saldaña, Councilmember | Sheryl Sculley, City Manager

**8:30 A.M. - Work Session, Tobin Room**

**9:00 A.M. - Call to Order, Board Room**

- Roll Call
- Present: Peck, C. Garcia, M. Garcia, Brunson, Kachtik, Carrillo, Ramos, Rohr-Allegrini
- Absent : None

- Cesar Chavez and Maria E. Murray, SeproTec translators were 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

Sara Serra, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1 **170153:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Del Webb Unit 5 & 6 PUD Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
- Item # 2 **170156:** Request by Subrata K. Talukdar and Mona Talukdar, for approval to replat a tract of land to establish Naco III Subdivision, generally located at the intersection of Nacogdoches Road and Vigil View. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
- Item # 4 **170512:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Elm Valley Unit 3 Subdivision, generally located northwest of the intersection of Ray Ellison Drive and Five Palms Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 5 **180093:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Copper Canyon Unit-1 Subdivision, generally located southeast of the intersection of U.S. Highway 281 and FM 1863. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
- Item # 6 **180100:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Anaqua Davis Ranch, U-3 Subdivision, generally located north of the intersection of Swayback Ranch and Dusty Boots Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department)
- Item # 7 **180221:** Request by Felipe Gonzales, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Cielo Ranch Subdivision, generally located northwest of the intersection of Desperado Way and Ralph Fair Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 8 **180227:** Request by Felipe Gonzales, Pulte Homes of Texas, LP., for approval to subdivide a tract of land to establish Cielo Ranch Subdivision Unit 3, generally located north of the intersection of Interstate Highway 10 West and Ralph Fair Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 9 **180306:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Davis Ranch, Unit-4, Subdivision, generally located north of the intersection of Cowboy Lane and Wagon Canyon. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department)

- Item # 10 **180569:** Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to replat and subdivide a tract of land to establish Rosillo Creek Unit 1A Subdivision, generally located northwest of the intersection of St. Hedwig Road and North Foster Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 11 **180570:** Request by Chad Johannesen, Casina Creek Homes, LLC, for approval to replat a tract of land to establish Casinas at the Heights II, IDZ Subdivision, generally located east of the intersection of Teak Lane and East Sandalwood Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Time Extensions**

- Item # 12 **140221:** Request by Brian S. Carter, State of Texas (General Land Office), for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio’s Unified Development Code (UDC), for Aubrey Commercial Subdivision, generally located east of the intersection of north of East Cesar Chavez Boulevard and Dwyer Avenue. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 13 **150459:** Request by William G. Shown, Rio Perla Properties, L.P., for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio’s Unified Development Code (UDC), for Can Plant East Amending Subdivision, generally located northeast of the intersection of the street Newel Drive and Avenue A. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**Alternate Pedestrian Plan**

- Item # 14 **17-00013.01:** Request by Lloyd A. Denton, Jr., SA Kinder Ranch No. 1, Ltd., for approval of an Alternate Pedestrian Plan for Kinder Ranch, generally located northwest of the intersection of Bulverde Road and Borgfeld Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

- Item # 17 **PLAN AMENDMENT CASE # PA-2018-900016 (Council District 2):** A request by Ziga Architecture Studio, PLLC, for approval of a Resolution, amending the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “Mixed Use” on Lots 45 through Lot 52 and the East 17 Feet of 44, Block 15, NCB 1597, located at 133 Vine Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900023)

Item # 18 **PLAN AMENDMENT CASE # PA-2018-900017 (Council District 2):** A request by the City of San Antonio, 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 “High Density Mixed Use” to “Regional Commercial” on the south 146.1 feet of the north 282 feet of of Lot Track A, NCB 10739, located at 1463 South W.W. White Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-00060)

**Motion**

Chairman Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 3, 15, and 16.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Pulled for Recusal**

**At 9:11 a.m. Chairman Peck recused himself from the Planning Commission.**

Item # 3 **170166:** Request by Aamir Ehsan, MCECC, for approval to replat and subdivide a tract of land to establish MCECC Addition Subdivision, generally located east of the intersection of Interstate Highway 10 West and Casa Bella Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Motion**

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

Commissioner Gonzalez motioned to approve.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**At 9:12 a.m., Chairman Peck returned to the Planning Commission.**

**Individual Items**

Item # 15 **(Continued from 11/28/18) PLAN AMENDMENT CASE # PA-2018-900003 (Council District 2):** A request by Brown & Ortiz, P.C., representative, 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 Residential” to “Low Density Mixed Use” on 0.402 acres out of NCB 1276, located at 1943 IH 35 North. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900014)

Nylih Acosta, Planner, presented item #15, PA 2018-900003 to the Planning Commission.  
Caroline McDonald, representative, is present.

**The following citizens appeared to speak:**

Denise Homer  
Joanne Murrillo  
Gilbert Murrillo

**Motion**

Chairman Peck asked for a motion for the items as presented.

Commissioner Gonzalez motioned to approve.

Second: Commissioner Carrillo

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

Opposed: M. Garcia, Kachtik, Brunson

**Motion Passed**

Item # 16 **PLAN AMENDMENT CASE # PA-2018-900014 (Council District 5):** A request by Jafar Salehi, applicant, for approval of a Resolution, amending the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” to “Regional Commercial” on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff recommends Denial with Alternate Recommendation. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900045 CD)

Marco Hinojosa, Planner, presented item #16 PA 2018-900014 to the Planning Commission.  
Albert Flores, representative, is present.

**At 9:48 a.m., Commissioner Brunson left the Planning Commission**

**Motion**

Chairman Peck asked for a motion for the items as presented.

Commissioner M. Garcia motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Other Items**

Item # 19 Briefing and discussion on the implementation of the SA Tomorrow Comprehensive Plan. (Rudy Nino, Jr., AICP, Assistant Director, Planning Department)

**Approval of Minutes**

Item # 22 Consideration and Action on the Minutes from November 28, 2018.

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

**Director's Report:** Election of officers to take place in January

**Adjournment**

There being no further business, the meeting was adjourned at 10:11 a.m.

APPROVED



George W. Beck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director