

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

November 27, 2019

2:00PM

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.

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 | Vacant |
Dr. Cherise Rohr-Allegrini |

Ex-Officio Members

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

1:30 P.M. - Work Session, Tobin Room. 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, Rohr-Allegrini, M. Garcia, Carillo, Martinez, McGhee
- Absent : Kachtik
- Jacqueline Payan, 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

Christopher McCollin, Senior Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **180162:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Winterfell Subdivision Unit 2, generally located southwest of the intersection of Sunview Valley and Binz-Engleman Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 2 **180167:** Request by Noe Rangel, Agent, Post River Sundance Ltd. For approval to subdivide a tract of land to establish Sundance Ranch Unit 2A Subdivision, generally located west of the intersection of Toutant Beauregard Road and Scenic Loop Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 3 **180465:** Request by C. Dean Patrinely, 1 Riverwalk, LLC and Joseph B. Newton, Convent Ventures, LP., for approval to replat and subdivide a tract of land to establish One Riverwalk Subdivision, generally located at the intersection of N. St. Mary's Street and Convent Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 4 **180582:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to replat and subdivide a tract of land to establish Harlach Farms Subdivision Unit 3, generally located northeast of the intersection of Grosenbacher Road and US Highway 90. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 5 **180610:** Request by Leslie K. Ostrander, Authorized Agent for CHTEX of Texas, Inc, for approval to replat and subdivide a tract of land to establish Redbird Ranch, Unit 7F Subdivision, generally located northeast of Reeves Loop and Hollimon Parkway. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6 **18-900014:** Request by New Leaf Homes, LLC and HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Ackerman Gardens Unit 4 Subdivision, generally located northeast of the intersection of Woodlake Parkway and Interstate 10. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 7 **(Continued from 11/13/19) PLAN AMENDMENT CASE PA-2019-11600076 (Council District 3):** A request by Brown & Ortiz, representative, 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" and "Specialized Center" to "Specialized Center" on 234.07 acres out of CB 4006, generally located at the intersection of Martinez Losoya and Pleasanton Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700274) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

- Item # 9 **(Continued from 11/13/19) PLAN AMENDMENT CASE PA-2019-11600082 (Council District 2):** A request by Cesar Sosa, representative, for approval of a Resolution to amend the Dignowity 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 the east 42-feet of the north 134.09-feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700258) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Other Items

- Item # 10 A request by the Parks and Recreation Department for approval of a resolution recommending the acceptance of a donation from the San Antonio Housing Authority of 0.728 acres of land to serve as a neighborhood park located at 723 Arthur Street in Council District 2. Staff recommends Approval. (Rocky Duque de Estrada, (210) 207-2873, Rocky.Duquedeestrada@sanantonio.gov, Parks and Recreation Department)
- Item # 11 Public Hearing and consideration of a resolution recommending the approval of the proposed annexation of approximately 2,194.3 acres of land which are contiguous to the city limits and located within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) in south Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, 210-207-0268).
- Item # 12 Public hearing and consideration of the release of 1,019.6 acres of land from the City of San Antonio's Extraterritorial Jurisdiction at the request of Red Bird Legacy Ranch, LP. The subject property traverses the west Bexar County and east Medina County limits. (Rudy Nino, Assistant Director, Planning Department, 210-207-8389, rninojr@sanantonio.gov)

Motion

Chairman C. Garcia 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 8, and 11.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Patricia Franco, Planner, presented item #8 to the Planning Commission. Applicant and Representative were present to answer commissioner questions.

Item # 8 **(Continued from 11/13/19) PLAN AMENDMENT CASE PA-2019-11600080 (Council District 2):** A request by Drought, Drought & Bobbitt, LLP, 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 "Neighborhood Commercial" 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 35. Staff recommends Denial. (Associated Zoning Case Z-2019-10700208) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

The following citizens appeared to speak:

Alicia Castleman, 2551 N Pan Am Expressway, spoke in favor.

Gary Castleman, passed.

Rose Hill, Government Hill Alliance NA, spoke in favor.

Motion

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

Commissioner Rohr-Allegrini motioned for Approval of the applicant's request.

Second: Commissioner Carillo.

In Favor: Unanimous

Opposed: None

Motion Passed

Clint Eliason, Planner-Planning Department, presented item #11 to the Planning Commission. Bridget White, Director-Planning Department, and Rudy Nino, Assistant Director-Planning Department, were present to answer commissioner questions.

Item # 11 Public Hearing and consideration of a resolution recommending the approval of the proposed annexation of approximately 2,194.3 acres of land which are contiguous to the city limits and located within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) in south Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, 210-207-0268).

The following citizens appeared to speak:

1. Edwin Ripps, 12311 Sommerset Rd, yielded minutes to Darlene Ripps.
2. William Ripps, 12311 Sommerset Rd, yielded minutes to Darlene Ripps.
3. Darlene Ripps, 12311 Sommerset Rd, spoke in opposition.

Motion

Chairman C. Garcia asked for a motion for item # 11 as presented.

Commissioner M. Garcia motioned to approve item #11 as presented with staff's recommendation.

Second: Commissioner Peck.

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

Opposed: Rohr-Allegrini, Carrillo, McGhee, Martinez, Gonzalez

Motion Failed

Chairman C. Garcia asked for a motion to reconsider for item # 11.

Commissioner Gonzalez made a motion to reconsider item # 11.

Second: Commissioner Carrillo

In Favor: C. Garcia, Gonzalez, M. Garcia, Rohr-Allegrini, Carrillo, McGhee, Martinez

Opposed: Peck

Motion Passed

Chairman C. Garcia asked for a motion for item # 11.

Commissioner Gonzalez made a motion to approve item #11 and to exclude the Ripp's property, located at 11200 Somerset Rd, BCAD Property ID 189217.

Second: Commissioner Rohr-Allegrini

In Favor: C. Garcia, Gonzalez, M. Garcia, Rohr-Allegrini, Carrillo, McGhee, Martinez

Opposed: Peck

Motion Passed

Approval of Minutes

Item # 13 Consideration and Action on the Minutes from November 13, 2019.

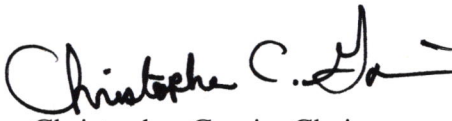
Chairman C. Garcia motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report: Status of Planning Commission Appointments.

Adjournment

There being no further business, the meeting was adjourned at 3:17 p.m.

APPROVED


Christopher Garcia, Chairman

ATTEST:


Melissa Ramirez, Assistant Director

John C. Edgemoor