



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

February 26, 2020

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 | John Jackson | Julia Carrillo | Matthew Proffitt |
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.

2:09 P.M. - Call to Order, Board Room

- **Roll Call**
- **Present: C. Garcia, Peck, M. Garcia, Rohr-Allegrini, Gonzalez, Proffitt, Jackson, Carrillo, Martinez**
- **Absent : Kachtik**
- **Jacqueline Pavan, SeproTec translator was present.**

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

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

Plats

- Item # 1 **180283:** Request by Joseph Hernandez, KB Home Lone Star INC., for approval to replat and subdivide a tract of land to establish Palo Alto Unit 2, generally located southwest of the intersection of South West Loop 410 and Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **180604:** Request by Charbel Kuri Jacobo, Chas Residences, LLC, for approval to subdivide a tract of land to establish Towerview Estates IDZ Subdivision, generally located at the intersection of Indiana Street and Hoefgen Avenue. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 3 **18-900037:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Kendall Brook Unit 2 Subdivision, generally located southwest of Walzem Road and FM 78. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800036:** Request by Hugo Guitierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Scott Teeter, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 1 Subdivision, generally located southeast of the intersection of Culebra and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800064:** Request by Hugo Guitierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Scott Teeter, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Unit 1A Subdivision, generally located southeast of the intersection of Culebra and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 6 **19-11800070:** Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Sage Valley Unit 2 Subdivision, generally located southwest of the intersection of Medina Base Road and Holm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #7 **19-11800142:** Request by Natalie Griffith, Habitat For Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Rancho Carlota Subdivision, generally located southeast of the intersection of Somerset and Watson. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item #8 **19-11800159:** Request by Brian Otto, Meritage Homes of Texas, L.L.C., for approval to subdivide a tract of land to establish Prescott Oaks, Unit 3 Subdivision, generally located northeast of the intersection of Culebra road and Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 9 **19-11800170:** Request by Gordon Hartman, Daphne Development LLC., for approval to subdivide a tract of land to establish Waterford Park, Unit 6, generally located southwest of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

- Item # 10 **19-11800249:** Request by Bart Swider, Chesmar Homes, for approval to subdivide a tract of land to establish Woller Road Subdivision, generally located southwest of the intersection of Woller Road and Hausman Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

- Item # 15 **PLAN AMENDMENT CASE PA-2020-11600006 (Council District 6):** A request by Brown & Ortiz, P.C., representative, 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 "Regional Center" to "General Urban Tier" on 14.71 acres out of NCB 17172, located in the 1300-1400 Block of Horal Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-107000025) (Patricia Franco, Planner 210-207-5876, patricia.franco@sanantonio.gov; Development Services Department)

Variance

- Item # 16 **TPV 20-024** Request by Mr. Jeff Farnsworth for approval of a tree preservation variance request from Unified Development Code Section 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”, located Highway 90 to Southwest Military Drive. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Land Transaction

- Item # 17 **S.P. 2204** – Resolution recommending the closure, vacation and abandonment of an improved alley public right of way located within New City block 450 in Council District 1 as requested by CBMB Properties, LLC. Staff recommends Approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Transportation & Capital Improvements Department)

Other Items

- Item # 18 Public hearing and consideration of a Resolution recommending the release of Extraterritorial Jurisdiction (ETJ) consisting of a 2.06 acres tract generally located west of FM 1516 N and north of Crestway Road and adjustments to the municipal boundaries shared between the Cities of San Antonio and Converse, totaling approximately 625.48 acres of San Antonio's corporate land generally located in the N Loop 1604 E/Graytown Road and Gibbs-Sprawl Road areas, in regards to Cities of San Antonio-Converse Interlocal Agreement. Staff recommends Approval. [Priscilla Rosales-Pina, Planning Manager, Planning Department, Priscilla.rosales-pina@sanantonio.gov, (210)207-7839].

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 11, 12, 13, and 14.

Second: Commissioner Gonzalez.

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 9-0

Individual Items

Item # 11 **19-11800385:** Request by Marques Mitchell, Brooks Development Authority, for approval to replat and subdivide a tract of land to establish BCB – Unit 20C, generally located southeast of the intersection of Southeast Military Drive and Kennedy Hill. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Commissioner Gonzalez recused herself at 2:13PM and returned at 2:14PM.

Motion

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

Commissioner Peck motioned for Approval.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Michael Pepe, Planner, presented item #12 to the Planning Commission. Roger Perez, Representative, and Elizabeth Lopez, owner, were present to answer commissioner questions.

Item # 12 **PLAN AMENDMENT CASE PA-2019-11600014 (Council District 6):** A request by Roger Perez, representative, 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 “Mixed Use Center” on Lots 8-12, NCB 17639, located at 5745 Easterling Drive and 5679 Easterling Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700040) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

The following citizens appeared to speak:

1. Jan Wells, 10306 Mt. Evans, spoke in opposition.
2. Charles Mayo, 31331 Wild Oak Hill, spoke in favor.
3. Rebecca Flores-Perez, 102330 Mt. Crosby, spoke in opposition.

Motion

Chairman C. Garcia asked for a motion for item # 12 as presented.

Commissioner Michael Garcia, Jr. motioned for Approval.

Second: Commissioner Proffitt

In Favor: M. Garcia, Jr., Proffitt, Rohr-Allegrini, Jackson, Martinez, Peck, Gonzalez, C. Garcia

Opposed: Carrillo

Motion Passed as Approval with a vote of 8-1

Michael Pepe, Planner, presented item #13 to the Planning Commission. Patrick Christensen, Applicant, and Jodie, owner, were present to answer commissioner questions.

Item # 13 **PLAN AMENDMENT CASE PA-2019-11600098 (Council District 3):** A request by Patrick Christensen, representative, 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 "Neighborhood Commercial" to "Community Commercial" on Lot 15 and 16, NCB 1076, located at 2035 South W W White Road, 2037 South W W White Road, and 2041 South W W White Road. Staff recommends Denial. (Associated Zoning Case Z-2019-10700331) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

The following citizens appeared to speak:

1. Rubye Pitman, 4435 Boxwood, spoke in opposition.

Motion

Chairman C. Garcia asked for a motion for item # 13 as presented.

Commissioner Rohr-Allegrini motioned for Approval of Applicant's Request.

Second: Commissioner Carrillo

In Favor: Rohr, Allegrini, Carrillo, M. Garcia, Jr., Proffitt, Peck, Gonzalez, C. Garcia

Opposed: Jackson, Martinez

Motion Passed as Approval of Applicant's Request with a vote of 7-2

Oscar Flores, applicant, requested a continuance to March 11, 2020.

Item # 14 **PLAN AMENDMENT CASE PA-2020-11600002 (Council District 1):** A request by Oscar Flores, applicant, for approval of a Resolution to amend the North Central 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 Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012, located at 5230 and 5118 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700011) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Motion

Chairman C. Garcia asked for a motion for item # 14 as presented.

Commissioner Gonzalez motioned for a continuance to March 11, 2020.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed

Election of Officers for Planning Commission

M. Garcia nominated C. Garcia for Chairman. All in favor unanimously.

Peck nominated Gonzalez for Vice Chair. All in favor unanimously.

Gonzalez nominated Peck for Pro-Tem. All in favor unanimously.

Approval of Minutes

Item # 19 Consideration and Action on the Minutes from February 12, 2020.

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

Adjournment

There being no further business, the meeting was adjourned at 3:10 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director