

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

July 8, 2020

2:00PM

Videoconference

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. | VACANT | 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

1:45 p.m. - Work Session - Briefing on the applications for vacant and expiring seats on the Plannin Commission Technical Advisory Committee. 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.

2:05 P.M. - Call to Order, Videoconference

- Roll Call
- Present: C. Garcia, Jackson, Peck, C. Gonzalez, Rohr-Allegrini, M. Garcia, Proffitt, Carrillo, McGhee
- Absent : None
- 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

Logan Sparrow, Development Services Manager, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **180578:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch-Unit 24B Subdivision, generally located northwest of the intersection of Culebra Road and Ranch View West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

- Item # 2 **18-900135:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Units 20 & 21 Subdivision, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item # 3 **19-11800031:** Request by David Nisivoccia, San Antonio Housing Authority, for approval to replat a tract of land to establish Durango Park Multifamily IDZ Subdivision, generally located at the intersection of Cesar Chavez Boulevard and Labor Street. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

- Item # 4 **19-11800225:** Request by Scott Teeter, HDC Foster RD, LLC, for approval to subdivide a tract of land to establish Rosillo Ranch Phase 1 Subdivision, generally located southwest of the intersection of Interstate 10 and North Foster Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item # 5 **19-11800276:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 8B Subdivision, generally located southeast of the intersection of Loop 1604 and IH-10 East. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

- Item #6 **19-11800311:** Request by Michael C. Brisch, PHSA – W22, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22-Q3 Subdivision, generally located northwest of Westcreek Oaks Drive and Military Drive West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

- Item #7 **19-11800377:** Request by Tim Handren, Santikos Raw Land, LLC, for approval to replat and subdivide a tract of land to establish Ridge at Nacogdoches Subdivision, generally located northwest of the intersection of Stahl Road and Nacogdoches Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

- Item #8 **19-11800452:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 3 Subdivision, generally located southeast of the intersection of Loop 1604 Highway and 1-10 East Interstate. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

- Item #9 **19-11800490:** Request by J.L. “Joey” Guerra, JR., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe, Unit-15 Subdivision, generally located southeast of the intersection of Woodlake Parkway and Binz-Engleman Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #10 **19-11800519:** Request by Christopher Gill, Ira Avenue Lofts, LLC, for approval to subdivide a tract of land to establish Ira Subdivision, generally located at the intersection of Ira Avenue and Tendrick Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #11 **20-11800017:** Request by Richard Mott (Agent), Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 14A PUD (TIF) Subdivision, generally located southwest of the intersection of Highway 281 and Del Lago Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #12 **19-11800498:** Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to replat a tract of land to establish Silos Subdivision Unit 7B Subdivision, generally located south of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #13 **19-11800540:** Request by Cyrus Bahrami, Prose Vance Jackson Venture LLC, for approval to replat a tract of land to establish The Prose at Vance Jackson Subdivision, generally located south of the intersection of Vance Jackson Road and North Loop 1604 West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Other Items

- Item #20 Consider a resolution appointing a member of the Planning Commission to an unexpired alternate term on the Planning Commission Technical Advisory Committee (PCTAC). (Tony Felts, AICP, Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department).

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 14, 15, 16, 17, 18, and 19.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 9-0

Individual Items

Item #14 **TPV 20-048** Tree Preservation Variance for SAWS WRIP Phase 2: Request by Mr. Robert Jenkins 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 along the proposed alignment of the SAWS Segment 2C and Segment 3 pipelines and within the Anderson and Old Pearsall pump stations. Staff recommends approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)

Recusal

Commissioner Peck recused himself at 2:12pm.

Motion

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

Commissioner Proffitt motioned to approve item # 14 as presented.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Item # 19 Consider applicants for and possibly make appointments to or interview candidates for the Planning Commission Technical Advisory Committee (PCTAC), to include receiving the recommendation of the PCTAC Nominating Committee. (Tony Felts, AICP, Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department).

Motion

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

Commissioner Gonzalez motioned to approve item # 19 as presented.

Second: Commissioner McGhee

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 9-0

Item # 15 **PLAN AMENDMENT CASE PA-2019-11600010 (Council District 8):** A request by Brown and Ortiz, representative, for approval of a Resolution to amend the North 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 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700042) (Michael Pepe, Planner, (210)207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Mercedes Rivas, Senior Planner, presented Item # 15 to the Planning Commission. James McKnight and Rajeev Puri, Applicants, were present via phone for presentations and questions.

Public Comment

Letters

1. Fieldstone HOA wrote a letter in opposition.
2. Jay Dean wrote a letter in opposition.
3. Betty wrote a letter in opposition.
4. The Menn Family wrote a letter in opposition.

Voicemails

1. Janelle and Jon Guzman, 5603 Cross Pond, left a voicemail in opposition.

Live Caller

1. Kevin Escobar, called in opposition.
2. Jose Robles, 12527 Red Rock Road, called in opposition.

Motion

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

Commissioner Peck motioned to approve item # 15 as presented.

Second: Commissioner Rohr-Allegrini

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 9-0

Break at 3:30 PM

Commissioner McGhee left at 3:30 PM.

Item # 16 **PLAN AMENDMENT CASE PA-2020-1160027 (All Council Districts):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Agricultural” to “Urban Low Density Residential” on 21.918 acres out of CB 4708, located at 9135 Dietz Elkhorn Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services)

Mercedes Rivas, Senior Planner, presented Item # 16 to the Planning Commission. Ashley Farrimond, Applicant was present via phone for questions.

Public Comment

Live Callers:

1. Roy Elizondo called in opposition.
2. Tobin Maples called in, not in favor or opposition, but to coordinate/participate.

Motion

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

Commissioner Proffitt motioned to approve item # 16 as presented.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Item # 17 **PLAN AMENDMENT CASE PA-2019-1160028 (Council District 2):** A request by Matthew Badders, 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 “Mixed Use” on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters. Staff recommends Approval. (Associated Zoning Case Z-2020-10700113) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Mercedes, Senior Planner, presented Item # 17 to the Planning Commission. Matthew Badders, Applicant was present via phone for questions.

Public Comment:

Letters:

1. Rose Hill wrote a letter in support.
2. John W. Felk, Jr. wrote a letter in support.
3. Jaime Perez wrote a letter in support.
4. Logan B. Fullmer wrote a letter in support.
5. Amber Alonzo wrote a letter in opposition.
6. Roxanne Ruiz, 714 Sandmeyer St, wrote a letter in opposition.
7. Maryann Howe Leyva, 724 Sandmeyer, wrote a letter in opposition.
8. Marcus J. Perez, 725 Sandmeyer, wrote a letter in opposition.
9. Dolores Nolan, 428 Sandmeyer, wrote a letter in opposition.
10. Carmen Jaramillo, 429 Sandmeyer, wrote a letter in opposition.
11. _____

Voicemails:

1. Kristie Mcollin left a voicemail in opposition.
2. William hounder, 1123 Wyoming St, left a voicemail in opposition.
3. Jose, 2538 NE I-35, left a voicemail in opposition.
4. Anisha Shull, 410 E Mistletoe ave, left a voicemail in opposition.
5. Rose Jill, 112 Reno st, left a voicemail in support.
6. Maria blanco, 109 Reno, left a voicemail in opposition.
7. Adalie Garcia, E Carson, left a voicemail in opposition.
8. Anthony Gidseller left a voicemail in opposition.
9. Mario Ricando, 701 Sandmeyer St, left a voicemail in opposition.

Live Callers:

1. Marlene Hawkins, 601 E Carson, called in opposition.
2. Dora Perez, 725 Sandmeyer, called in opposition.
3. Liz Franklin, 515 Hayes St, called in opposition.
4. Steve Versteeg, 105 Reno, called in opposition.
5. D'ette cole, 105 Reno, called in opposition.
6. Caleb James, 1800 E Carson st, called in opposition.
7. Lorenzo Ortiz, 2547 IH 35, called in opposition.
8. Emil Moncivais, 2411 Cinder Ridge, called in opposition.

Commissioner Gonzalez left the meeting at 5:17 PM.

Motion

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

Commissioner Carrillo motioned for a continuance for item # 17.

Second: Commissioner Rohr-Allegrini

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Item # 18 **PLAN AMENDMENT CASE PA-2019-11600029 (Council District 2):** A request by Robert Wynn, 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 "Mixed Use" on Lots 1, 2, 3, 4, 5, 6, the north 34.59 feet of Lot 10 through Lot 14, and the north 34.59 feet of Lot 15, Block 5, NCB 1181, located in the 2600 block of North Interstate 35. Staff recommends Approval. (Associated Zoning Case Z-2020-10700114) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Mercedes, Senior Planner, presented Item # 18 to the Planning Commission. Robert Wen, Applicant was present via phone for questions.

Public Comment

Letters:

1. John W. Felk, Jr. wrote a letter in support.
2. Jaime Perez wrote a letter in support.
3. Logan B. Fullmer wrote a letter in support.
4. Richard Leal, 922 E Carson, wrote a letter in support.
5. Carmen Jaramillo, 429 Sandmeyer, wrote a letter in opposition.
6. Dolores Nolan, 428 Sandmeyer, wrote a letter in opposition.
7. Marctin J. Perez, 725 Sandmeyer, wrote a letter in opposition.
8. Maryann Howe Leyva, 724 Sandmeyer, wrote a letter in opposition.
9. Roxanne Ruiz, 714 Sandmeyer St, wrote a letter in opposition.

Voicemails:

1. 817 W. Magnolia Ave, left a voicemail in opposition.
2. William hounder 1123 wyoming st, left a voicemail in oppositon.
3. Jose, 2539 ne IH 35, left a voicemail in opposition.
4. Rose hill, 112 reno st, left a voicemail in support.
5. Caleb James, 1800 E Carson st, left a voicemail in opposition.

Live Callers:

1. Lorenzo Ortiz, 2547 IH 35 N, called in opposition.
2. Marlene Hawkins, 601 E Carson, called in opposition.
3. Dora Perez, 725 Sandmeyer, called in opposition.
4. Liz Franklin, 515 Hays St, called in opposition.
5. Steve Versteeg, 105 Reno, called in opposition.
6. D'ette Cole, 105 Reno, called in opposition.
7. Emil Moncivais, 2411 Cinder Ridge, called in opposition.
8. Jazzma Burgess called in opposition.

Motion

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

Commissioner Proffitt motioned for an approval for item # 18.

Second: Commissioner Peck

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

Opposed: Carrillo, Rohr-Allergrini

Motion Passed as Approval with a vote of 5-2

Approval of Minutes

Item # 21 Consideration and Action on the Minutes from June 24th, 2020.

Chairman C. Garcia asked for a motion for approval of the minutes.

Commissioner Carrillo motioned to approve minutes from June 24th, 2020

Second: Commissioner Rohr-Allegrini

In favor: Carrillo, Proffitt, Rohr-Allegrini, M. Garcia, Peck, C. Garcia

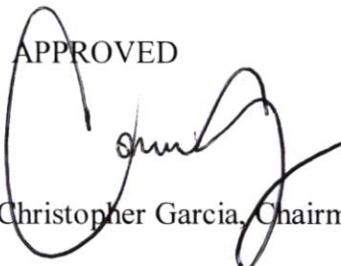
Abstain: Jackson

Motion passes for approval with a vote of 6-0, with 1 abstention.

Adjournment

There being no further business, the meeting was adjourned at 6:25 p.m.

APPROVED



Christopher Garcia, Chairman

ATTEST:



Melissa Ramirez, Assistant Director