

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**November 28, 2018**

**2:00 PM**

**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

Andrew Ozuna, Pro-Tem

Michael Garcia Jr | Vacant | June Kachtik |

Jessica Brunson | Kacy Cigarroa | Connie Gonzalez |

Ex-Officio Members

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

| Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

**1:30 P.M. - Work Session, Tobin Room**

**2:00 P.M. - Call to Order, Board Room**

**- Roll Call**

**- Present: Peck, C. Garcia, Brunson, Kachtik, Cigarroa**

**- Absent : Gonzalez, Ozuna**

**- Luis Antequera 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**

Mercedes Rivas, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **170115:** A) On November 11, 2018, the applicant requested a variance from Section 35-F124(f)(16) and 35-F125(a)(2) Appendix F of the Unified Development Code (UDC). The Transportation & Capital Improvements (TCI) Department, Storm Water Division recommendation is pending. (ATTACHMENT #2).  
B) Request by Alfred Flores, ADM Investment Co. and Peter Greenblum, 118 Guadalupe, LLC, for approval to subdivide a tract of land to establish Guadalupe & Flores-1, IDZ Subdivision, generally located along the southwest intersection of Guadalupe Street and Flores Street. Staff recommendation is pending. (Martha Bernal, Planner, (210) 207-0210, martha.bernal@sanantonio.gov, Development Services Department)
- Item # 2    **170129:** Request by John Brian, TF Cibolo Canyons, LP., for approval to subdivide a tract of land to establish Monteverde Unit 2, Phase 3 (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Monteverde Heights. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4    **180071:** Request by Jay A. Hanna, WPE Ventures, LLC., for approval to subdivide a tract of land to establish Westpointe East, Unit-22G Subdivision, generally located southwest of the intersection of Westcreek Oaks Road and Wiseman Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 5    **180108:** Request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit-22H Subdivision, generally located Southwest of the intersection of Wiseman Boulevard and Westcreek Oaks. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, martha.bernal@sanantonio.gov, Development Services Department)
- Item # 6    **180146:** Request by Michael Moore, Perry Homes, LLC, for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 2C Subdivision, generally located west of the intersection of Shetland Way and Haystack Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 8    **180195:** Request by Roberto C. Leal, LECA Construction, LLC, for approval to subdivide a tract of land to establish Summit at Lookout Enclave Subdivision, generally located southwest of the intersection of Lookout Road and Toepperwein Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 10    **180384:** Request by Fred Ghavidel, Ovaro Investments, LLC, for approval to subdivide a tract of land to establish Comanche Ridge Subdivision Unit II A, generally located southeast of the intersection of Nacogdoches Road and Toepperwein Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Other Items**

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- Item # 12 A Resolution recommending the extension of sidewalk of approximately 1,100 square feet of existing street right of way along the east side of Jefferson Street between Houston Street and Peacock Alley to facilitate the creation of a Parklet in collaboration with 401 East Houston Street, LLC in Council District 1. Staff recommends Approval. (Pedro Alanis, Real Estate Administrator, 210-207-3908, pedro.alanis@sanantonio.gov, Center City Development & Operations)
- Item # 13 Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 90.73 acre property as requested by the property owners, Hand-Up Homes, LLC., generally located in County Block 4298, adjacent to Watson Road, contiguous to the City of San Antonio limits and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends Approval. (Priscilla Rosales- Piña, Planning Manager, 210-207-7839, Planning Department, priscilla.rosales-pina@sanantonio.gov)
- Item # 14 A Resolution and public hearing recommending the City's consent to the creation by Bexar County of a Public Improvement District (PID), the proposed Westpointe Special Improvement District and authorizing a development agreement between the City of San Antonio and the WestPointe Property Owners consisting of the SPH Culebra, Ltd., Vise Oaks I, Ltd., Campbelton Road, Ltd., and Becker Ranch, Ltd., and Westlakes property owners consisting of Peoples Verdes Ranch, Holding Co Ltd., and Vise PH Ltd. Staff recommends Approval. (Priscilla Rosales-Piña, Planning Manager, 210-207-7839, priscilla.rosales-pina@sanantonio.gov, Planning Department)

**Comprehensive Master Plan Amendments**

- Item # 19 **PLAN AMENDMENT CASE # PA-2018-900006 (Council District 5):** A request by Rene Ruiz, applicant, for approval of a resolution to amend the Guadalupe Westside Community 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 Lot 12, Block 1, NCB 2322, located at 2619 Buena Vista Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900024)
- Item # 20 **PLAN AMENDMENT CASE # PA-2018-900008 (Council District 1):** A request by Ald Remodeling Company, 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 "Community Commercial" Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, nylih.acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900005)
- Item # 21 **PLAN AMENDMENT CASE # PA-2018-900012 (Council District 2):** A request by Brown & Ortiz P.C., representative, for approval of a resolution of the Downtown Plan, to allow a text amendment to "G. Denver Heights" to allow for uses consistent with up to 25 units per acre on Lot 22, the south 50 feet of the west 23.6 feet of Lot 23, the east 27.8 feet of Lot 23, and the south 50 feet of Lot 24, Block 2, NCB 1406, located at 115 Gravel Street and 618 S Pine. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, nylih.acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-9000013)

**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, 7, 9, 11, 16, 17, 18.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Pulled for Recusal**

**At 2:07 p.m. Commissioner Cigarroa recused herself from the Planning Commission.**

- Item # 3    **170195:** Request by Leslie Ostrander, Chetex of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Unit 13A Subdivision, generally located north of Kallison Lane and Loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, martha.bernal@sanantonio.gov, Development Services Department)
- Item # 7    **180168:** Request by Jeremy Flach, Meritage Homes of Texas, LLC. and Brian T. Woods, Northside Independent School District, for approval to subdivide a tract of land to establish Prescott Oaks, Unit 1 Subdivision, generally located northeast of the intersection of Remuda Ranch Drive and Galm Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 9    **180247:** Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Replat of Dominion Phase-1 Subdivision, generally located southeast of the intersection of Prue Road and Bandera Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 11    Resolution recommending the closure, vacation, and abandonment of 0.312 of an acre of improved Right of Way known as Rogers Avenue between Quitman and East Carson Streets, in District 2 as requested by SA Quad Ventures, LLC., Owner, for a fee of \$45,135.00. Staff recommends Approval. (Laurie Park, Real Estate Specialist, 210-207-7370, laurie.park@sanantonio.gov, Transportation & Capital Improvements)

**At 2:07 p.m., Commissioner Cigarroa returned to the Planning Commission.**

**Motion**

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

Commissioner C. Garcia motioned to approve.

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Item # 16 **(Continued from 11/14/18) PLAN AMENDMENT CASE # 18092 (Council District 3):** A request by Anh Tien Pham, applicant, for approval of a resolution to amend the Highlands Community 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 Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018326 S)

Marco Hinojosa, Planner, presented item #16 18092 to the Planning Commission.  
Anh Tien Pham, applicant, is present.

**Motion**

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

Commissioner C. Garcia motioned to deny.

Second: Commissioner Kachtik

In Favor: M. Garcia, Cigarroa, C. Garcia, Kachtik, Brunson

Opposed: Peck

**Motion Passed**

Item # 17 **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. (Nyliah Acosta, Planner (210) 207-8302, nyliah.acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900014)

Nyliah Acosta, Planner, presented item #17 2018-900003 to the Planning Commission.  
Caroline McDonald, representative, is present.

**The following citizens appeared to speak:**

Denise Homer  
Raul Saucedo  
Cindy Tower  
Gilbert Murrillo  
Joann Murillo

**Motion**

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

Commissioner Cigarroa motioned to approve.

Second: None

**Motion Fails**

**Motion**

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

Commissioner C. Garcia motioned to continue item to December 19, 2018 meeting.

Second: Commissioner Brunson

In Favor: M. Garcia, C. Garcia, Kachtik, Brunson

Opposed: Peck, Cigarroa

**Motion Fails**

Item # 18 **PLAN AMENDMENT CASE # PA-2018-900005 (Council District 3):** A request by Hellen Paredes-Rodriguez, owner, for approval of a resolution, to amend the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 368B and Lot 369, NCB 8735, located at 746 McCauley Avenue. Staff recommends Denial with an Alternate Recommendation. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900022)

Daniel Hazlett, Planner, presented item #18 2018-900005 to the Planning Commission.  
Hellen Paredes-Rodriguez, applicant, is present.

**Motion**

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

Commissioner C. Garcia motioned to approve alternate recommendation.

Second: Commissioner Kachtik.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Withdrawn/Pulled/Postponed**

Item # 15 **(POSTPONED) PLAN AMENDMENT CASE # PA-2018-900013 (Council District 1):** A request by Marcello Martinez, applicant, for approval of a resolution to amend the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Mixed Use” on 0.1992 acres out of NCB 1891, located at 741 West Ashby Place. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900017)

**Approval of Minutes**

Item # 22 Consideration and Action on the Minutes from November 14, 2018.

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

**Director’s Report:**

**Adjournment**

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

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director