

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

January 9, 2018

2:00PM

1901 S. Alamo

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

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

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

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

- 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

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **180252:** Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Meseta Subdivision, generally located northwest of the intersection of Old Highway 90 West and South Acme Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 2 **180451:** Request by Joanne MacMillan, Concord West Corporation, for approval to replat and subdivide a tract of land to establish Caliber at Loop 1604/Desert Wolf Subdivision, generally located northeast of the intersection of Loop 1604 and Desert Wolf. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **180508:** Request by Chad Johannsen, Casina Creek Homes, LLC., for approval to replat a tract of land to establish Casinas at the Heights, IDZ Subdivision, generally located northwest of the intersection of Everest Avenue and East Sandalwood Lane. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 4 **170416:** Request by Sean Miller, Pulte Holmes of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates NW, U 7 PUD Subdivision, generally located northeast of the intersection of Seminole Wind and Bright Skies. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 5 **180301:** Request by Tibor Ritter, Tamir Enterprises, Ltd., for approval to subdivide a tract of land to establish Republic Meadows Subdivision, generally located southeast of the intersection of loop 410 and W.W. White. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6 **180387:** Request by Alejandro Tolentino, LCP Commercial Development, LLC, for approval to replat a tract of land to establish The Crest at Elm Creek Subdivision, generally located northwest of the intersection of Vance Jackson Road and Wurzbach Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 7 **180587:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to replat a tract of land to establish Alamo Ranch Unit 44A, PUD BSL Subdivision, generally located southeast of the intersection of Suncatcher and Sunrise Beach. Staff recommends Approval. (Abelino Torres, Planner, (210) 207-0260, Abelino.torres@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 10 **PLAN AMENDMENT CASE # PA-2018-900015 (Council District 2):** A request by the Patrick W. Christensen, representative, for approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643, located west of the intersection of East Cesar E. Chavez Boulevard and South Cherry Street. Staff recommends Approval. (John Osten, Senior Planner (210) 207-2187, john.osten@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-00057)

- Item # 11 **PLAN AMENDMENT CASE # PA-2018-900018 (Council District 5):** A request by Rene Saucedo, representative, for approval of a Resolution to amend the Nogalitos/South Zarzamora 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 23 and 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900062)

- Item # 12 **PLAN AMENDMENT CASE # PA-2018-900019 (Council District 1):** A request by Laurie Weiss, representative, for approval of a Resolution, to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “High Density Residential” on Lot 36 through Lot 37 and the West 9 Feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900064)

- Item # 14 **PLAN AMENDMENT CASE # PA-2018-900025 (Council District 2):** A request by Oliver Billingsley, representative, for approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the future land use from "Heavy Industrial" to "Mixed Use" on Lot 8, NCB 500, located at 415 Milam Street. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900068)

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 8, 9, 13, 15, 16, 17.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Item # 16 Appointment of two (2) Planning Commissioners as members of the Planning Commission Technical Advisory Committee (PTAC)

Commissioner M. Garcia nominated June Kachtik to PTAC.

Chairman Peck nominated Jennifer Ramos to PTAC.

Motion

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

Commissioner C. Garcia motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 8 **PLAN AMENDMENT CASE # PA-2018-900011 (Council District 5):** A request by Kaufman & Killen, Inc., representative, 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 “Community Commercial” to “Mixed Use” on 3.763 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900039)

Marco Hinojosa, Planner, presented item #8 2018-900011 to the Planning Commission.
Ashley Fairmont, applicant, is present.

The following citizens appeared to speak:

Irma Hoffman

Motion

Chairman Peck 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

Item # 9 **PLAN AMENDMENT CASE # PA-2018-900013 (Council District 1):** A request by Marcello Martinez, representative, for approval of a Resolution, to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to Mixed Use" on 0.411 acres out of NCB 1891, located at 741 and 725 West Ashby Place. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900017)

Marco Hinojosa, Planner, presented item #9 2018-900013 to the Planning Commission. Patrick Christiansen, applicant, is present.

The following citizens appeared to speak:

Kathleen Bailey

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

Item # 13 **PLAN AMENDMENT CASE # PA-2018-900021 (Council District 8):** A request by Kaufman & Killen, Inc., 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 “Rural Estate Tier” to “General Urban Tier” on 14.315 acres out of NCB 34760 and NCB 18333, located in the 19800 block of Cresta Bella. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900067)

Marco Hinojosa, Planner, presented item #13 2018-900021 to the Planning Commission.
Ashley Fairmont, applicant, is present.

The following citizens appeared to speak:

Carrie Reynas
Carol Andrews
Geoffrey Fuller
Scott Matkin
Nancy Greene
Roxanne Matkin
Ryan Rue
Martha Bonugli
Rick Frei

Motion

Chairman Peck 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

Item # 15 **Election of Officers**

Commissioner M. Garcia nominated Commissioner C. Garcia for Chair

Motion

Commissioner M. Garcia motioned to approve.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Peck nominated Commissioner Gonzalez for Vice Chair

Motion

Commissioner Peck motioned to approve.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

Motion Passed

Chairman C. Garcia nominated Commissioner Peck for Pro-tem

Motion

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

Commissioner M. Garcia motioned to approve.

Second: Commissioner Kachtik

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

Opposed: Kachtik, M. Garcia

Motion Passed

Commissioner Kachtik nominated Commissioner M. Garcia for Pro-tem

Motion

Commissioner M. Garcia motioned to approve.

Second: Commissioner Kachtik

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

Opposed: Rohr-Allegrini, Carrillo, Brunson, Peck, Gonzalez, Ramos

Motion Passed

Approval of Minutes

Item # 17 Consideration and Action on the Minutes from December 19, 2018.

Chairman C. Garcia 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 3:12 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director