

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**February 27, 2019**

**2:00PM**

**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  
Vacant, Pro-Tem

Michael Garcia Jr. | June Kachtik | Jessica Brunson | Connie Gonzalez | Julia Carrillo |  
Jennifer Ramos | Dr. Cherise Rohr-Allegrini

Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment  
Rey Saldaña, Councilmember | Sheryl Sculley, 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, Gonzalez, Peck, Ramos, Carrillo, Rohr-Allegrini, Brunson, M. Garcia, Martinez (BOA)
- Absent : Kachtik
- 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.*

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**Combined Items**

Juanita Romero, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **170274:** Request by Ryan Mattox, RSI Stillwater, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 24 Subdivision, generally located northwest of the intersection of Capote Peak and Stillwater Pass. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
- Item # 2    **170353:** Request by Vamsi Rasamallu, Redrock Opportunities, LLC; Steve Braha, SLF IV-Culebra 1604 Investors JV, L.P., for approval to replat and subdivide a tract of land to establish Culebra Commons (Enclave) Subdivision, generally located northeast of the intersection of Culebra and Loop 1604. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3    **170464:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 5C-4 Subdivision, generally located along the southwest intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Richard Carrizales, Sr. Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
- Item # 4    **170594:** Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to subdivide a tract of land to establish Wortham Oaks Unit 15 (Enclave) Subdivision, generally located northeast of the intersection of Carriage Cape and Akin Doe. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5    **170600:** Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 1 PUD Subdivision, generally located northwest of the intersection of Blackbuck Pass and Kendall Canyon. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6    **180092:** Request by Jacob Malca, Milestone Land Investments, Ltd., for approval to replat and subdivide a tract of land to establish Dodge City Square Subdivision, generally located at the intersection of Dodge City Trail and West Loop 1604 South. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7    **180188:** Request by Joseph C. Hernandez, KB Homes Lone Star INC., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 5C, generally located southwest of the intersection of Carmona Pass and Loop 410. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
- Item # 8    **180219:** Request by Ramiro Valadez, III, Ramstin III, Ltd., for approval to replat and subdivide a tract of land to establish Swans Landing, PUD Subdivision, generally located southwest of the intersection of Perrin Beitel Rd. and Swans Landing. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department)

- Item # 9 **180273:** Request by Leslie Ostrander, Continental Homes of Texas LP, for approval to subdivide a tract of land to establish Kendall Brook Unit 1B Subdivision, generally located east of the intersection of Walzem Road and Ferrysage Drive. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
- Item # 11 **180295:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Harlach Farms Subdivision, Unit 2, generally located northeast of the intersection of Montgomery Pass and Folsom Pass. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 12 **180457:** Request by Stephen Schonefeld, LKSSAS Properties, LLC, for approval to replat a tract of land to establish Barkaritaville, generally located southwest of the intersection of IH 10 and Oak Drive. Staff recommends Approval. Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
- Item # 13 **180512:** Request by Raul & Martha Acosta, for approval to replat a tract of land to establish Woodlawn Hills Acosta Subdivision, generally located southeast of the intersection of Donaldson Avenue and Colleen Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 14 **18-900019:** Request by Allan Young, Connection Industrial Park, LLC, for approval to subdivide a tract of land to establish SFIP Unit 3B Subdivision, generally located northeast of the intersection of Cal Turner Drive and Foster Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.bernal@sanantonio.gov, Development Services Department)

**Time Extension**

- Item # 15 **140289:** Request by Michael J. Dolan, Green Mountain Ventures XI, LLC, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development code (UDC), for Green Mountain 10A Subdivision, generally located southwest of the intersection of North Loop 1604 East and North Green Mountain Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department)

**Land Transactions**

- Item # 16 **S.P. 2103 -** Resolution recommending the closure, vacation and abandonment of two unimproved 15-foot wide alleys Public Rights of Way located between E. Theo Avenue and Truax Street in City Council District 3, as requested by Puente & Sons, Inc. dba Puente & Sons Funeral Chapels and Dad-Mo Grand Investments LLC, for a fee of \$11,046.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

**Comprehensive Master Plan Amendments**

- Item # 17 **PLAN AMENDMENT CASE # PA-2019-11600001 (Council District 1):** A request by Patrick W. Christensen, representative, for approval of a Resolution, to amend the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on 0.226 acres out of NCB 767, located at 603 West Euclid Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700011)
- Item # 18 **PLAN AMENDMENT CASE # PA-2019-11600002 (Council District 4):** A request by Brown & Ortiz, P.C., 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 “Low Density Residential” and “Agribusiness/RIMSE Tier” to “General Urban Tier” on 131.565 acres out of CB 4301 and “Regional Center” on 3.527 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700014)
- Item # 19 **PLAN AMENDMENT CASE # PA-2019-11600004 (Council District 1):** A request by Francisco Nieto, applicant, for approval of a Resolution to amend the Greater Dellview Area Community Plan by changing the future land use from “Neighborhood Commercial” to “Mixed Use” on 0.1490 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700017)

**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 10.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

*Commissioner Peck recused himself for item #10, left the boardroom at 2:03*

Item # 10 **180293:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd, for approval to replat and subdivide a tract of land to establish Waterwheel Unit 3 Subdivision, generally located northeast of the intersection of Geronimo Drive and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Motion**

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

Commissioner Ramos motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed**

*Commissioner Peck returned to the boardroom at 2:04*

**Withdrawn/Postponed/Pulled**

**Approval of Minutes**

Item # 17 Consideration and Action on the Minutes from February 13, 2019.

Chairman C. Garcia motioned for approval of the minutes and all the Commissioners voted in the affirmative with the exception of Commissioner Carrillo who abstained.

**Director's Report:**

**Adjournment**

There being no further business, the meeting was adjourned at 2:06 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director