

**City of San Antonio**



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, March 13, 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**

Dr. Francine Romero, Chair Zoning Commission | Vacant, Chair Board of Adjustment  
Rey Saldaña, Councilmember | Erik Walsh, City Manager

**12:30 P.M. - Work Session, Tobin Room.**

- 1. SA Parks System Plan Update (Sandy Jenkins, Parks and Recreation Manager, Parks and Recreation Department).**
- 2. Briefing and discussion regarding the draft Brooks Area Regional Center Plan, an implementation component of the SA Tomorrow Comprehensive Plan. (Rudy Niño, Jr., AICP, Assistant Director, Planning Department).**
- 3. 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: Peck, C. Garcia, M. Garcia, Kachtik, Carrillo, Ramos, Rohr-Allegrini, R. Martinez, Gonzalez
- Absent : Brunson
- 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**

Sara Serra, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **180149:** Request by Paul Garza, IBEW Local 60, for approval to subdivide a tract of land to establish IBEW Local Unit 60 Subdivision, generally located southeast of the intersection of Jones Maltsberger Road and North Loop 1604 East. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 2    **180360:** Request by Jean Marie Latsha, Pedcor Investments-2018 CLXIX. L.P. and Hugo Gutierrez, Falcon International Bank, for approval to replat and subdivide a tract of land to establish Culebra Creek Apartments Subdivision, generally located northwest of Loop 1604 and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 3    **180442:** Request by Ryan Mattox, RSI Stillwater, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 30 Subdivision, generally located southwest intersection of Stillwater Pass and Blazing Saddle. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
- Item # 4    **180443:** Request by Ryan Mattox, RSI Stillwater, LLC., for approval to subdivide a tract of land to establish Stillwater Ranch Unit 31, generally located southwest of the intersection of Blazing Saddle and Stillwater Pass. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, [sara.serra@sanantonio.gov](mailto:sara.serra@sanantonio.gov), Development Services Department)
- Item # 5    **180579:** Request by Chase T. Watson, CnP3 Real Estate, LLC., for approval to subdivide a tract of land to establish CnP-SA Subdivision, generally located northwest of the intersection of Vance Jackson and UTSA Boulevard. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, [sara.serra@sanantonio.gov](mailto:sara.serra@sanantonio.gov), Development Services Department)
- Item # 6    **18-900002:** Request by Marietta Hill, Zlatony Properties, LLC, for approval to replat a tract of land to establish Zlatony Properties Subdivision, generally located southwest of the intersection of Ridgecrest Drive and Janda Susan Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department)

**Time Extensions**

- Item # 7    **140269:** Request by John Ripley, Joabert Development, 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 Royal Crest Unit 1 & 2 Subdivision, generally located southeast of the intersection of Interstate Highway 35 and O'Connor Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

- Item # 8 **160055:** Request by Mark Benavides, 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 Hunter's Pond Unit 6 T.I.F. Subdivision, generally located southwest of the intersection of Southwest Loop 410 and South Zarzamora Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Comprehensive Master Plan Amendments**

- Item # 9 **PLAN AMENDMENT CASE # PA-2019-11600005** (Council District 7): A request by Kaufman & Killen, Inc., representative, for approval of a Resolution to amend the Huebner/Leon Creeks Community, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "High Density Residential" on 6.07 acres out of NCB 17971, located at 7719 and 7735 Eckhart Road. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, [Marco.Hinojosa@sanantonio.gov](mailto:Marco.Hinojosa@sanantonio.gov); Development Services Department) (Associated Zoning Case Z-2019-10700026)
- Item #10 **PLAN AMENDMENT CASE # PA-2019-11600007** (Council District 1): A request by Julian Rotnofsky, applicant, for approval of a Resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Low Density Mixed Use" on 0.1917 acres out of NCB 844, located at 617 East Euclid Avenue. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, [dominic.silva@sanantonio.gov](mailto:dominic.silva@sanantonio.gov); Development Services Department) (Associated Zoning Case Z-2019-10700033)

**Other Items**

- Item #11 Consideration, discussion, and make recommendations on proposed amendments to Chapter 35, Unified Development Code, Section 35-B133 - Habitat Compliance Form. During the course of the discussion, members may discuss other sections of the UDC or other chapters of the City Code. Staff recommends approval. (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto: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.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 17      Consideration and Action on the Minutes from February 27, 2019.

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 2:03 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director