

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

March 27, 2019

2:00PM

1901 S. Alamo

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. | June Kachtik | Jessica Brunson | 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 | Erik Walsh, 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: Peck, C. Garcia, M. Garcia, Brunson, Kachtik, Carrillo, Ramos, Rohr-Allegrini, Gonzalez, Martinez
- 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

Christopher McCollin, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 2 **170280:** Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB Medical Office Building 1 Subdivision, generally located northeast of the intersection of South New Braunfels Avenue and Inner Circle. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **170280:** Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB Medical Office Building 1 Subdivision, generally located northeast of the intersection of South New Braunfels Avenue and Inner Circle. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **180088:** Request by Matthew Miller, QuickTrip Corporation, for approval to subdivide a tract of land to establish QT 4052 Addition Subdivision, generally located northwest of the intersection of South Foster Rd and Highway 181. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
- Item # 5 **180105:** Request by Gordon Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to replat and subdivide a tract of land to establish Northeast Crossing Units 11C & 12 T.I.F. Subdivision, generally located southeast of the intersection of Eisenhower Road and Midcrown Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6 **180194:** Request by Matthew D. Miller, QuickTrip Corporation and Adnan Ismail, Irrevocable Life Insurance Trust, for approval to subdivide a tract of land to establish QT 4070 Subdivision, generally located at the southeast corner of Loop 410 and Medina Base Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **180313:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit-7E Subdivision, generally located northwest of the intersection of Potranco Road (FM 1957) and Hollimon Parkway. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department)
- Item # 8 **180359:** Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Escondido North, Unit 7 Subdivision, generally located northwest of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department)

- Item # 9 **180415:** Request by Aaron Kindel, Great Hearts America – Texas, for approval to establish Great Hearts - Prue Subdivision, generally located west of the intersection of Prue Road and Laureate Drive. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

- Item #10 **180542:** Request by Victor Manuel Lopez, for approval to replat and remove a tract of land to establish Victor M. Lopez Subdivision, generally located at the intersection of Observation Drive and Airlift Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item #11 **LAND-PLAT-18-900061:** Request by Roxana Lopez, Anaxor Investments, LLC., for approval to subdivide a tract of land to establish Urban City Cottages at the Heights (IDZ) Subdivision, generally located northwest of the intersection of Piedmont Avenue and Utah Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

- Item #12 **19-13100001:** Request by Michael B. Earl, for approval to vacate a tract of land known as Evans North Loop Subdivision (Plat no. 960245), generally located northeast of the intersection of Evans Road and Bulverde Road. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item #14 **PLAN AMENDMENT CASE # PA-2019-116-00006 (Council District 5):** A request by Brad McMurray, applicant, for approval of a Resolution to amend the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” and “Medium Density Residential” to “Mixed Use” on Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, located at 3727 Nogalitos Street, and 127 Ames Avenue and 131 Ames Avenue. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700027)

- Item #17 **PLAN AMENDMENT CASE # PA-2019-11600017 (Council District 10):** A request by Nelia Hillman, applicant, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Open Space” to “Medium Density Residential” on Lot 1, Block 29, NCB 16829 and P-76K and P-133A, NCB 15688, located 12920 Scarsdale Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700030)

Other Items

- Item #18 A Public hearing and consideration of a resolution adopting and approving the SA Parks System Plan. Staff recommends Approval. (Xavier D. Urrutia, Director, (210) 207-8482, Xavier.Urrutia@sanantonio.gov, Parks and Recreation Department)

- Item # 19 A Public hearing and consideration of a Resolution recommending the City Council consent to the inclusion of an approximately 204.83 acre parcel, generally located northwest of the intersection of Tameron Pass and Talley Road within the extraterritorial jurisdiction (“ETJ”) of San Antonio in Bexar County, Texas; and approve the First Amendment to the Talley Road Special Improvement District Development Agreement between the City of San Antonio and Talley Road Extension Revitalization Initiative LLC and S & P Land Holdings LLC. Staff recommends approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839.]
- Item #20 An amendment to Chapter 35 of the City of San Antonio Municipal Code, the Unified Development Code, to incorporate Atlas 14 rainfall data into the Storm Water Design Criteria Manual. (Transportation and Capital Improvements Department)
- Item #21 Consideration of a resolution recommending the Brooks Area Regional Center Plan to City Council to become a component of the City’s Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

Motion

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

Commissioner Ramos motioned to approve all items on the combined agenda as presented with the exception of items 1, 13, 15 and 16.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Commissioner Peck and Commissioner Gonzalez recused themselves from Item #1, left the boardroom at 2:04 p.m.

- Item # 1 **170280:** Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB Medical Office Building 1 Subdivision, generally located northeast of the intersection of South New Braunfels Avenue and Inner Circle. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@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 M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Peck and Commissioner Gonzalez returned to the room at 2:05 p.m.

Commissioner Rohr-Allegrini recused from Item #15, left room at 2:05 p.m.

Item #15 **PLAN AMENDMENT CASE # PA-2019-11600008 (Council District 1):** A request by Scott Jones, applicant, for approval of a Resolution to amend the Lavaca 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 Lot 1F, 2F, 3F, 4F, 6F, 7F, 8F and the West 20 feet of 5F and West 6 feet of E, NCB 2739, located at 608 Labor Street. Staff recommends Approval. (Mary Morales-Gonzales, Senior Planner (210) 207-5550, Mary.Morales-Gonzales@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900028)

Motion

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

Commissioner Carrillo motioned to approve.

Second: Commissioner Ramos

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Rohr-Allegrini returned to room at 2:06 p.m

Withdrawn/Postponed/Pulled

- Item #13 **WITHDRAWN: FPV #19-001:** Request by KFW Engineers for approval of a variance request associated with proposed removal of a drop structure, excavation and fill associated with a new residential subdivision in the 1% Annual Chance Flood Hazard Area for a residential tract at 14715 Babcock Road, San Antonio, Texas, 78249. Staff recommends Approval. (Plat 18-900109) [Noah Parsons, Engineer, (210) 207-8058, noah.parsons@sanantonio.gov, TCI Department]
- Item #16 **PULLED FOR CONTINUANCE: PLAN AMENDMENT CASE # PA-2019-11600012 (Council District 2):** A request by Pulte Group, applicant, for approval of a Resolution to amend the I-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” and “Community Commercial” to “Low Density Residential” on 39.114 acres out of NCB 17630, generally located at the intersection of Rittiman Road and Seguin Road. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700037)

Approval of Minutes

- Item # 22 Consideration and Action on the Minutes from March 13, 2019.

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

Director’s Report: Reminder that Financial Disclosure Forms are due April 1st, 2019.

Commissioner Brunson announced that this is her last Planning Commission meeting.

Adjournment

There being no further business, the meeting was adjourned at 2:09 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director