

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, May 8, 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.

Christopher Garcia, Chair  
Connie Gonzalez, Vice Chair  
George Peck, Pro-Tem

Michael Garcia Jr. | June Kachtik | Vacant | 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

**1:00 P.M. - Work Session, Tobin Room. Briefing relating to the Extraterritorial Jurisdiction Military Protection Areas (ETJMPAs) for the Lackland and Camp Bullis areas to include proposed regulations, proposed land use categories, and proposed Interlocal Agreement with Bexar County. (Tony Felts, AICP, Interim Policy Administrator, Development Services Department).**

**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, Rohr-Allegrini, Ramos**

**Absent : Carrillo**

**- 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    **170408:** Request by Danny Yoo, TVPA Partners, LLC, for approval to subdivide a tract of land to establish Palo Alto Villas Unit 1 PUD Subdivision, generally located northwest of the intersection of South Loop 1604 and State Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 2    **180081:** Request by John Brian, Authorized Agent, TF Cibolo Canyons, LP, for approval to subdivide a tract of land to establish Cibolo Canyon Unit 8 Phase 2 (Enclave) Subdivision, generally located at the intersection of Dulzura Street and Yapha Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 3    **180346:** Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Rosillo Creek Unit 2 Subdivision, generally located northwest of the intersection of Foster Road and St. Hedwig Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4    **180356:** Request by Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Del Lago Parkway South-Phase 1 (T.I.F.) Subdivision, generally located southwest of the intersection of Mission Grande and U.S. Highway 281. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 5    **180504:** Request by Ramon Korrody, Spanish Homes, Inc., for approval to replat a tract of land to establish Lincoln Ramon Subdivision, generally located north of the intersection of Silver Oaks Drive and Lisbon Drive. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, riley.metcalfe@sanantonio.gov, Development Services Department)
- Item # 6    **180572:** Request by Rudy Munoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Middleton Subdivision, generally located northwest of the intersection of Eisenhower Road and Woodlake Parkway. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, riley.metcalfe@sanantonio.gov, Development Services Department)
- Item # 7    **180576:** Request by Rudy Munoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Palo Alto Trails II Units 1 & 2 Subdivision, generally located southwest of the intersection of Loop 410 and Palo Alto Road. Staff recommends Approval. (Sara Serra, Planner (210)207-7898, sara.serra@sanantonio.gov, Development Services Department)

- Item # 8 **180590:** Request by Steven Cummings, MFP Foster Ranch, LP, for approval to subdivide a tract of land to establish Gateway 10 Caliber Collision Subdivision, generally located at the intersection of Sierra Sunset and N. Foster Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

### **Alternate Pedestrian Plan**

- Item # 9 APP-16-00001.01 -- Request by TF Cibolo Canyons, LP, for approval of the Ladera Alternate Pedestrian Plan, generally located northwest of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, riley.metcalfe@sanantonio.gov, Development Services Department)

### **Annexation**

- Item #10 Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 150.26 acre property located at 4526 South Loop 1604, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southeast Bexar County, as requested by the property owners, Halliburton Energy Services, Inc. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov , (210)207-0268)
- Item # 11 Public hearing and consideration of a resolution recommending the approval of a proposed annexation of 124.405 acres, as requested by the property owner, Charles A. Timms. The proposed Annexation Area is generally located southwest of the intersection of Fischer Road and Somerset Road, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, Planning Department, Sidra.Schimelpfening@sanantonio.gov, (210) 207-8187)

### **Comprehensive Master Plan Amendments**

- Item # 13 PLAN AMENDMENT # PA2019-11600019 (Council District 2): A request by Hunter Shadburne, P.E., applicant, to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, from "High Density Residential" to "Community Commercial" on Lot 23, Lot 35 and Lot 36, NCB 12883, located at 222, 230 and 310 Creswell Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700068) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov; Development Services Department)
- Item # 14 PLAN AMENDMENT # PA2019-11600020 (Council District 10): A request by Nardis Investment Co., applicant, 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 "Suburban Tier" to "Specialized Center" on 3.303 acres out of NCB 16584, generally located northeast of Loop 1604 at Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700074) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Item # 16 PLAN AMENDMENT # PA2019-11600026 (Council District 1): A request by Melody Monda, 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 “Medium Density Residential” on Lot 17, Lot 18, and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700065 CD) (Sara Serra, Planner (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

**Motion**

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

Commissioner M. Garcia motioned to approve all items on the combined agenda as presented with the exception of items #12, 15 and 17.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Patricia Franco, Planner, Presented PA2019-11600025 to the Planning Commissioners

Item # 15 PLAN AMENDMENT # PA2019-11600025 (Council District 1): A request by Jupiter Landscape, LLC, applicant, to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan, by changing the future land use of the City, from “Office” to “Low Density Residential” on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov; Development Services Department)

**Applicant was present:** *Roma Rosa presented the plan amendment case.*

**Citizens who appeared to speak:** *Theresa Berlanga 164 El Monte Blvd, spoke in favor.*

**Motion**

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

Commissioner Peck motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed**

Garrett Phillip, Planner, Presented Item #17 to the Planning Commissioners

- Item # 17      A resolution recommending the Midtown Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

**Citizens appeared to speak:**

*Greg Porter 1212 E. Euclid, spoke in favor with conditions for an amendment to change his address from Employment/Flex Mixed-Use to Regional Mixed-Use to match the rest of the block.*

*Peter Grojean 1216-1218 E. Euclid, spoke in favor with conditions for an amendment to change his address from Employment/Flex Mixed-Use to Regional Mixed-Use to match the rest of the block.*

*Karen Bishop 100E. Gunther St., spoke in favor.*

**Motion**

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

Commissioner Ramos motioned to approve.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed with Amendment to change 1212/1216/1218 E. Euclid from Employment/Flex Mixed-Use to Regional Mixed-Use to match the rest of the block.**

**Withdrawn/Postponed/Pulled**

- Item # 12      (POSTPONED) PLAN AMENDMENT # PA2019-11600014 (Council District 6): A request by Arturo Lopez, applicant, for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Mixed Use Center" on Lots 5-13, NCB 17639, located at 5745, 5679, 5682, 5650 Easterling Drive. (Associated Zoning Case Z-2019-10700040) (Sara Serra, Planner (210) 207-7898, sara.serra@sanantonio.gov; Development Service

**Approval of Minutes**

- Item # 18      Consideration and Action on the Minutes from April 24, 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 2:29 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director