

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

August 14, 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
TBD, 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, Carrillo, Ramos, Rohr-Allegrini
- Absent : Kachtik
- Maria E. Murray, SeproTec translator was 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 Agenda

Victoria Castro, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **170552:** Request by Adam Smith and Mandy Pilgrim, for approval to replat a tract of land to establish A.S. Osceola Bluff Subdivision, generally located northwest of the intersection of Osceola Bluff and Darmondale Blvd. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 2 **180038:** Request by Brain Barron, Lennar Homes of Texas Land & Construction, LTD., for approval to replat and subdivide a tract of land to establish Silos Subdivision U-1A Subdivision, generally located southwest of the intersection of Highway 90 West and Masterson Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 5 **180366:** Request by Lloyd T. Booth, IH-10 Partners, LTD., for approval to subdivide a tract of land to establish Ridge Creek, Unit-3 (PUD) Subdivision, generally located northwest of the intersection of Interstate Highway 10 West and Woodland Green Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 8 **180418:** Request by Michael W. Moore, Perry Homes, LLC., for approval to replat and subdivide a tract of land to establish Westpointe East, Unit 33 Phase 9 Subdivision, generally located southeast of the intersection of Wiseman Boulevard and Elysian Trail Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 9 **180421:** Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd, for approval to replat and subdivide a tract of land to establish Paloma Subdivision Unit 10 Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 10 **180422:** Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 8A Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 13 **180440:** Request by Darren B. Casey, Rockport Family Partnership, Ltd, for approval to replat and subdivide a tract of land to establish Crosswinds Drainage Detention Subdivision, generally located northwest of the intersection of Interstate Highway 35 and Crosswinds Way. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 14 **180500:** Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Highpoint Unit 2B Subdivision, generally located northwest of the intersection of West Grosenbacher Road and State Highway 211. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 15 **180524:** Request by Jorge C. Herrero, Soccer Central, LLC, for approval to subdivide a tract of land to establish Soccer Central – A Subdivision, generally located northeast of the intersection of Heath Road and Misty Cove. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 16 **180581:** Request by Dr. Brian T. Woods, Northside Independent School District, for approval to replat and subdivide a tract of land to establish Rancho Del Lago Elementary School Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 17 **180611:** Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Fischer Tract Unit 3B Subdivision, generally located northeast of the intersection of Cibolo Vista Road and Evans Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 18 **180612:** Request by John Brian, Authorized Agent for TF Cibolo Canyons, L.P., for approval to replat and subdivide a tract of land to establish Resort Parkway Extension-2 Enclave Subdivision, generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 19 **18-900012:** Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Escondido North, Unit 4 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 # 20 **18-900030:** Request by John Brian, TF Cibolo Canyons, LP, for approval to replat and subdivide a tract of land to establish Campanas, Phase 7A/7C (Enclave) Subdivision, generally located northeast of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 21 **19-11800010:** Request by Dr. Timothy Cleland, Seaside Reality, LP, for approval to replat a tract of land to establish Seaside Consolidation #1 Subdivision, generally located northeast of the intersection of Huebner Road and Floyd Curl Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item # 22 **19-11800019:** Request by David J. Sanchez and Amy D., for approval to replat a tract of land to establish Sanchez Subdivision, generally located southwest of the intersection of Broadway Street and West Terra Alta Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 23 **19-11800032:** Request by J.L. “Joey” Guerra Jr., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 12B Subdivision, generally located northwest of the intersection of Sierra Sunset and Woodlake Parkway. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 24 **19-11800075:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Sienna, Phase 5 & 6 Subdivision, generally located north of the intersection of Redland Road and Portofino Way. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 25 **19-11800205:** Request by Charles H. Turner, SA Urban Homes, LLC, for approval to replat a tract of land to establish Parkside (IDZ) Replat Subdivision, generally located northwest of the intersection of Eisenhower Road and Chevy Chase Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Variances

- Item # 26 Request by Mr. Chad Johannesen for approval of a tree preservation variance request from Unified Development Code 35-523 (h) which states “significant trees shall be preserved at eighty (80) percent preservation ... within both the 100-year floodplains and environmentally sensitive areas”, located 0.4 miles north of the intersection of Babcock Road and UTSA Boulevard in San Antonio, Texas (the “Property”). Staff recommends Approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

Michael Pepe, Planner, presented item #27 PA-2019-11600034 to the Planning Commission.

- Item # 27 **PLAN AMENDMENT CASE # PA-2019-11600034 (Council District 9):** A request by Brown and Ortiz, 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 “Suburban Tier” to “General Urban Tier” on 1.924 acres out of CB 4865 and CB 4926, generally located in the southwest corner of Overlook Parkway and US Highway 281 North. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Motion

Chairman C. Garcia asked for a motion for the items on the combined agenda as presented, with the exception of Items #6, 7, 11 and 12 that were pulled for a second combined agenda and Item's #3 and 4 were pulled for Individual.

Commissioner Gonzalez motioned to approve.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed

Second Combined Agenda

Commissioner Peck left the room at 2:06.

- Item # 6 **180410:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel U-4B Collector Subdivision, generally located north of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 7 **180412:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Unit 4A Subdivision, generally located north of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 11 **180430:** Request by Leslie, Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Valley Ranch Subdivision Unit 5B, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 12 **180431:** Request by Leslie, Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Valley Ranch Subdivision Unit 6A, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Motion

Chairman C. Garcia asked for a motion for the items on the second combined agenda as presented.

Commissioner M. Garcia motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Commissioner Peck returned to the room at 2:07pm.

Individual Items

The Engineer on Record was present to represent the applicant and to answer commissioners questions.

Item # 3 **180042:** Request by James H. Japhet, Napa Oaks SA. LTD., for approval to replat and subdivide a tract of land to establish Napa Oaks, Unit-6B PUD Subdivision, generally located southeast of the intersection of Interstate Highway 10 and Napa Landing. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Citizens who appeared to speak:

Gievani Busacca, 27902 Lokaya Falls, SATX 78015: Neither for or against, had questions.

Motion

Chairman C. Garcia asked for a motion for Item #3 as presented.

Commissioner Peck motioned to approve.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

Motion Passed

Representative from Pape-Dawson was present to answer commissioners questions.

Item # 4 **180303:** Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Ladera, Unit-1D Enclave Subdivision, generally located northwest of the intersection of Briggs Ranch Road and State Highway 211. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

Citizens who appeared to speak:

Albert Hobrecht, 2518 Golden Rain – Spoke against
William D. VanSyckle, 2550 Golden Rain – Spoke against
Cheryl VanSyckle, 2550 Golden Rain – Spoke against
Colin Bennett, 2510 Golden Rain – Spoke against
James Wooten, 2506 Golden Rain – Spoke against

Motion

Chairman C. Garcia asked for a motion on item #4 as presented

Commissioner Peck motioned to approve.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 27 Consideration and Action on the Minutes from July 24, 2019.

Director's Report:

Adjournment

There being no further business, the meeting was adjourned at 2:43 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director