

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, May 22, 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

**1:30 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: M. Garcia, Rohr-Allegrini, Carrillo, Ramos, Kachtik, Peck, Gonzalez, C. Garcia
- Absent : Martinez
- 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    **180510:** Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 2 Subdivision, generally located southwest of the intersection of Boerne Stage Road and Scenic Loop. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
- Item # 2    **180511:** Request by Jay Patterson, Southerland Canyons, III, LLC., for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 3 - PUD Subdivision, generally located west of Scenic Loop Road and Kendall Canyon Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4    **180372:** Request by Dan Mullins, Authorized Agent for Southerland Canyons II, LLC, for approval to replat a tract of land to establish Blackbuck Ranch Phase 1 Units 1 & 5 PUD Subdivision, generally located northeast of the intersection of Stallion Ridge and Nina Ridge. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5    **180423:** Request by Brian Barron, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Mission Del Lago Unit 11B (T.I.F.) Subdivision, generally located southwest of the intersection of Mission Grande and US Highway 281. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, riley.metcalfe@sanantonio.gov, Development Services Department)
- Item # 6    **180510:** Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 2 Subdivision, generally located southwest of the intersection of Boerne Stage Road and Scenic Loop. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
- Item # 7    **180511:** Request by Jay Patterson, Southerland Canyons, III, LLC., for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 3 - PUD Subdivision, generally located west of Scenic Loop Road and Kendall Canyon Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 8    **180575:** Request by Manouchehr Failey, for approval to replat a tract of land to establish Mesa West Apartments Subdivision, generally located southeast of the intersection of Ingram Road and Lakeside Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)



- Item # 9 **18-900010:** Request by Shunji Muso, Northridge Homes Briggs Ranch, LLC., for approval to replat and subdivide a tract of land to establish Trails of Briggs Ranch, Unit – 3A (PUD) Subdivision, generally located east of the intersection of State Highway 211 and Briggs Ranch Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 10 **18-900025:** Request by Steven Krasoff, Scott Felder Homes, LLC, for approval to subdivide a tract of land to establish Madison Heights Subdivision, generally located at the intersection of O'Connor Road and North Stahl Park. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
- Item # 11 **18-900042:** Request by Beau Evans, Retail Shoppes Alamo Ranch, LLC and Joseph Eaton, 151 Alamo Ranch Partners, LTD, for approval to replat and subdivide a tract of land to establish Alamo Ranch Comm., U-1 Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Lone Star Parkway. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department).
- Item # 12 **18-900063:** Request by Chad Johannesen, The Casinos @ Prue Crossing, LLC., for approval to subdivide a tract of land to establish The Casinos at Prue Crossing Subdivision, generally located northeast of the intersection of Babcock Road and Prue Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

### **Land Transactions**

- Item # 13 Resolution for approval for the conveyance of approximately 0.1254 acres or 5,461 square foot tract of City owned land out of Lot 14, NCB 1760 in exchange for three CPS owned tracts of land out of Lot 14, NCB 1760 totaling 0.1254 acre (5,461 SF) along the Museum Reach as described by metes and bounds in Attachment A, to facilitate the historical use and maintenance allocation necessary for the new CPS Headquarters in Council District 1. Staff recommends Approval. (Pete Alanis, Real Estate Administrator, (210) 207-3908, [pedro.alanis@sanantonio.gov](mailto:pedro.alanis@sanantonio.gov), Center City Development and Operations)
- Item # 14 Resolution for approval of the sale and conveyance of 3 vacant properties owned by the Urban Renewal Agency (OUR SA) located at 302 Runnels, described as NCB 1217, Block 15, Lot 1; 203 Edgar, NCB 1217, Block 15, Lots 1A and 2A; and 205 Edgar, NCB 1217, Block 15, Lot 3A, in City Council District 2. Staff recommends Approval. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
- Item # 15 S.P. 2164: A Resolution supporting the partial release of a City drainage easement being 0.1673 of an acre (7,285.8 square feet), in Lot 3, Block 1 of the Summit Automotive Subdivision, NCB 17930, in Council District 7, as requested by D&C Enterprises, LLC. Staff recommends Approval. (Laurie Park, Management Analyst, Transportation & Capital Improvements Department, [laurie.park@sanantonio.gov](mailto:laurie.park@sanantonio.gov))

Item # 16 S.P. 2165 - Resolution recommending the closure, vacation and abandonment of an unimproved portion of Hunstock Avenue Public Right of Way located in City Council District 5, as requested by Poma Properties LLC for a fee of \$1,100.00. Staff recommends Approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Transportation & Capital Improvements 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 with the exception of items #3, 17, 18 and 19.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items #3, 17, 18 and 19**

*Catherine Hernandez presented Item #3, Plat #180575 to the Planning Commission.*

Item # 3 **180575:** Request by Manouchehr Failey, for approval to replat a tract of land to establish Mesa West Apartments Subdivision, generally located southeast of the intersection of Ingram Road and Lakeside Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

*Engineer was present to answer any commissioner questions*

**Motion**

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

Commissioner Peck motioned to approve.

Second: Commissioner Ramos

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Street Name Change**

*Logan Sparrow presented Item #17 ADDR-SNC-19-12700001 to the Planning Commission.*

Item # 17 Street Name Change Case ADDR-SNC-19-12700001 (Council District 5): A request by University Health System for approval of a Resolution to change Perez Street to Robert B Green Way, between N Frio and IH 35. Staff recommends Denial with an Alternate Recommendation. (Kimberly Hopkins, Planner, Development Services Department, (210) 207-0259, Kimberly.Hopkins@sanantonio.gov)

*Applican, Rebecca Cedillo, was present to answer any commissioner's questions.*

**Citizens appeared to speak:**

1. Patti Zaiontz (San Antonio Conservation Society) 107 King William, spoke against the name change.

**Motion**

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

Commissioner Rohr-Allegrini motioned to approve the applicants request to change the street name from Perez Street to Robert B Green Way.

Second: Commissioner Carrillo

In Favor: Rohr-Allegrini, Carrillo, Ramos, Gonzalez, C. Garcia

Opposed: M. Garcia, Kachtik, Peck

**Motion Passed in favor of the applicant to change the street name from Perez Street to Robert B Green Way.**

**Comprehensive Master Plan Amendments**

*Kristie Flores presented Item #18 PA-2019-11600022 to the Planning Commission.*

Item # 18 MILITARY PROTECTION AREAS PA-2019-11600022 (Council Distrcts 4, 6, and 8): Consideration of the proposed Extraterritorial Jurisdiction Military Protection Area (ETJMPA) regulations for the Camp Bullis ETJMPA and Lackland ETJMPA, creation of the Comprehensive Land Use categories within the MPAs, and the Addendum to the Bexar County/COSA Master Interlocal Agreement for the ETJMPs in unincorporated Bexar County. Staff recommends Approval. (Associated Case Z-2019-10700087) (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)



**Citizens appeared to speak:**

1. Joseph Syphiewski, 915 Sexon Hill Dr., spoke against the item.
2. Oliver Schwausch, 8586 W. Loop 1604 S., spoke against the item.
3. Patrick Christensen, 310 5 St., spoke against the item.
4. Ashley Farimond, 100 W. Houston St., spoke against, would like more time to work with the city to come to a compromise on some of the land uses.
5. Josh Condon, 11675 Jollyville Rd, Ste 150, spoke against, the land use designation does not fit his current plan (pending permits).
6. James McKnight (Brown and Ortiz), 112 E. Pecan, represents multiple property owners that this will affect. Would like more time to review and work with clients.
7. Ken Brown (Brown and Ortiz), 112 E. Pecan, represents multiple property owners that this will affect. Would like more time to review and work with clients.
8. Meg Reyes (JBSA Representative), spoke in favor of the item, but willing to postpone the approval in order to have more time to work with property owners.

**Motion**

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

Commissioner Peck motioned to continue the item to the June 26<sup>th</sup> Planning Commission meeting.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed to continue the Military Protection Areas Plan to the June 26<sup>th</sup> Planning Commission meeting.**

Chairman M. Garcia called for a 5 minute break 3:21pm. Jennifer Ramos left meeting at 3:21.

Chairman M. Garcia called the room back to order 3:29.

**Other Items**

Priscilla Rosales-Pina, planner, presented Item #19 to the Planning Commission.

- Item # 19 Public hearing and consideration of a resolution recommending the City of San Antonio's (City) consent to the creation of two fresh water supply districts to later be converted to two water control and improvement districts on an approximately 1,019.6 acre parcel of land to be named The Summit at Redbird Ranch Project; and the approval of a development agreement between the City and Red Bird Legacy Ranch, LP, owner of the property which is generally located south of SR 16 and west of SR 211, on the border of Bexar County and Medina County, in the extraterritorial jurisdiction (ETJ) of the City of San Antonio, Texas; and a tentative strategic partnership agreement which will be approved in final form at a future date. Staff recommends Approval. (Priscilla Rosales-Pina, Planning Manager, (210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov, Planning Department)

Applicants and Engineer were present to answer any questions from the commissioner's.

**Motion**

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

Commissioner Peck motioned to approve.

Second: Commissioner M. Garcia

In Favor: M. Garcia, Kachtik, Peck, Gonzalez, C. Garcia

Opposed: Rohr-Allegrini, Carrillo

**Motion Passed**

**Approval of Minutes**

Item # 18      Consideration and Action on the Minutes from May 8, 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 3:45 p.m.

APPROVED

  
Christopher Garcia, Chairman

ATTEST:

  
Melissa Ramirez, Assistant Director