



**DRAFT**

## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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**September 25, 2019**

**2:00PM**

**1901 S. Alamo**

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At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

### 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  
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, Kachtik, Carrillo, Rohr-Allegrini, M. Garcia, Gonzalez
- Absent : Ramos, Martinez
- 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 Items**

Joyce Palmer, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 3    **180316:** Request by Clint Haycraft, for approval to subdivide a tract of land to establish Alamo Estates Subdivision, generally located southeast of the intersection of Old FM 471 and Talley Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 4    **180554:** Request by David M. Cumming, III, Potranco Land Development Partners, LLC, for approval to replat and subdivide a tract of land to establish Dorado Potranco Subdivision, generally located at the intersection of Ingram Road and Potranco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 5    **18-900008:** Request by Scott Roberts, MHC Land Holdings, LLC, for approval of a Manufactured Housing Park to establish Woodlake Estates Manufactured Housing Phase V, generally located southeast of the intersection of Walzem Road and Eisenhower Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

- Item # 10    **PLAN AMENDMENT CASE PA-2019-11600056 (Council District 1):** A request by Villagomez Engineering Company, 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 "Neighborhood Commercial" to "Community Commercial" on 0.40 acres out of NCB 12489, located at 2810 Blanco Road and 2814 Blanco Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700198) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
- Item # 13    **PLAN AMENDMENT CASE PA-2019-11600064 (Council District 4):** A request by Arguinegui Real Estate, Ltd., applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness / RIMSE Tier" to "Specialized Center" on 7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825 Applewhite Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700219) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 14    **PLAN AMENDMENT CASE PA-2019-11600066 (Council District 7):** A request by Clayton J. Strolle, 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 "Mixed Use Center" to "Regional Center" on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2019-10700189) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

- Item # 15 **PLAN AMENDMENT CASE PA-2019-11600068 (Council District 3):** A request by David Dye, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Agribusiness/RIMSE Tier" on 30.727 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval. (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
- Item # 16 **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by re-aligning and re-designating a proposed segment of the East & West Connector from an Enhanced Secondary Arterial (120' to 142' of right-of-way) to a Secondary Arterial Type A (86' of right-of-way) generally located in southern Bexar County, between Roosevelt Avenue and the San Antonio River. Staff recommends approval. (Marco Hinojosa, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation & Capital Improvements)

### **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 1, 2, 6, 8, 9, 11 and 12

Second: Commissioner Carrillo.

In Favor: Unanimous

Opposed: None

**Motion Passed**

### **Second Combined Agenda**

*Commissioner Peck recused himself and left the room at 2:06 pm.*

- Item # 1 **180002:** Request by Arthur Zuniga, Authorized Agent, Babcock Road 165, LTD, for approval to replat and subdivide a tract of land to establish Weston Oaks Subdivision Unit 3R, generally located east of the intersection of Groesenbacher Road and Eucalyptus Street. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **180028:** Request by Arthur Zuniga, Authorized Agent, Babcock Road 165, LTD, for approval to replat and subdivide a tract of land to establish Weston Oaks Subdivision Unit 7, generally located northwest of Caldwell Ranch and Ranch Falls. 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 1 and 2 as presented.

Commissioner Gonzalez motioned to approve all items on the second combined agenda as presented with the exception of items 6, 8, 9, 11 and 12.

Second: Commissioner Rohr-Allegrini.

In Favor: Unanimous

Opposed: None

**Motion Passed**

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

**Individual Items**

**Variances**

Kevin Collins presented the item to the Planning Commission, applicant was not present.

Item # 6 A request by Richard Hendrix, MBC Engineers, to appeal an Administrative Exception Variance Request for AP #P2446680 Santa Monica Hotel, located at 108 N. Medina S. Staff recommends Denial. (Kevin Collins P.E., Development Services Engineer, (210) 207-2806, kevin.collins@sanantonio.gov, Development Services Department)

**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**

Mirko Maravi, presented the item #8 PA-2019-11600039 to the Planning Commission. Applicant was present to answer commissioner's questions.

Item # 8 **PLAN AMENDMENT CASE PA-2019-11600039 (Council District 5):** A request by Juan M. Ramirez, applicant, for approval of a Resolution to amend the Guadalupe/ Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163, located at 2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700145) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

**Motion**

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

Commissioner Gonzalez motioned for denial.

Second: Commissioner M. Garcia

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

Opposed: Rohr-Allegrini, Carrillo

**Motion Passed**

Michael Pepe, Planner, presented item #15 PA-2019-11600042 to the Planning Commission. Applicant was present to answer commissioner's questions.

Item # 9 **PLAN AMENDMENT CASE PA-2019-11600042 (Council District 3):** A request by Project Permitting of Texas, applicant, for approval of a Resolution to amend the Brooks Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Medium Density Residential" on Lot 9, Lot 10, Lot 11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Denial. (Associated Zoning Case Z-2019-10700161) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Citizens who appeared to speak:**

1. Raul Serrano-158 Moterose, spoke in opposition
2. Brady Alexander-1839 E. Pyron, spoke in opposition

**Motion**

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

Commissioner Carrillo motioned for denial.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

**Motion Passed**

Patricia Franco, Planner, presented item #19 PA-2019-11600055 to the Planning Commission. Applicant was present to answer commissioners questions.

Item # 11 **PLAN AMENDMENT CASE PA-2019-11600059 (Council District 2):** A request by Roi Biton, applicant, for approval of a Resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" to "Mixed Use" on approximately 0.3535 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duvall Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700207) (Patricia Franco, Planner, (210) 207-5876, Patricia.Franco@sanantonio.gov, Development Services Department)

**Citizens who appeared to speak:**

1. Mary Tolan-216 Brooks St, spoke in opposition.

**1<sup>st</sup> Motion**

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

Commissioner Carrillo motioned to approve.

Second: Commissioner Peck

In Favor: Rohr-Allegrini, Carrillo, Peck, Gonzalez

Opposed: M. Garcia, Kachtik, C. Garcia

**Motion Failed**

**2nd Motion**

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

Commissioner Kachtik motioned to reconsider.

Second: Commissioner Carrillo

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

Opposed: Rohr-Allegrini, Carrillo, Peck, Gonzalez

**Motion Failed**

**3rd Motion**

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

None of the commissioners made a motion.

**Automatic Continuance to the October 9<sup>th</sup>, 2019 Planning Commission meeting.**

Lorianne Thennes, Planner, presented item #19 PA-2019-11600063 to the Planning Commission. Applicant was present to answer commissioner's questions.

Item # 12 **PLAN AMENDMENT CASE PA-2019-11600063 (Council District 1):** A request by Patrick W. Christensen, representative, for approval of a Resolution to amend the Midtown Area Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Medium Density Residential" on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700216) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

**Motion**

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

Commissioner Peck motioned to approve.

Second: Commissioner M. Garcia

In Favor: M. Garcia, Rohr-Allegrini, Carrillo, Peck, Gonzalez

Opposed: Kachtik, C. Garcia

**Motion Passed**

Michael Pepe, Planner, presented item #19 PA-2019-11600068 to the Planning Commission. Applicant was present to answer commissioner's questions.

Item # 15 **PLAN AMENDMENT CASE PA-2019-11600068 (Council District 3):** A request by David Dye, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Agribusiness/RIMSE Tier" on 30.727 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval. (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**1<sup>st</sup> Motion**

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

Commissioner M. Garcia motioned to approve.

Second: Commissioner Kachtik

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

Opposed: Rohr-Allegrini, Carrillo, Gonzalez

**Motion Failed**

**2nd Motion**

Chairman C. Garcia asked for a motion to reconsider.

Commissioner Carrillo motioned to reconsider.

Second: Commissioner Rohr-Allegrini

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

Opposed: Peck

**Motion Passed**

**3rd Motion**

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

Commissioner Gonzalez motioned to continue to 10/9/19 Planning Commission Meeting.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

*Commissioner Gonzalez left the room at 3:47.*

Item # 17 Discussion and action on possible rescheduling of November and December Planning Commission meeting dates.

-December 25<sup>th</sup> Planning Commission meeting to be canceled.

-Keep the meeting on November 27<sup>th</sup>, day before Thanksgiving.

**Motion**

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

Commissioner Rohr-Allegrini motioned to approve.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**



**Withdrawn/Postponed/Pulled**

- Item # 7    **(WITHDRAWN) PLAN AMENDMENT CASE PA-2019-11600062 (Council District 1):** A request by Brown & Ortiz, P.C., representative, 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 "Neighborhood Commercial" to "Regional Commercial" on the south 130 feet of Lot 1, Block 2, NCB 7252, located at 1102 Basse Road. (Associated Zoning Case Z-2019-10700215) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

**Approval of Minutes**

- Item # 18    Consideration and Action on the Minutes from September 11, 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 3:52 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director