

City of San Antonio



**DRAFT**

**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**October 23, 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

**1:00 P.M. - Work Session, Tobin Room. Work Session, Tobin Room. Briefing on the Growth Policy and Annexation White Paper. Briefing on UCD proposed amendments regarding: 1) UDC Amendment Cost Impact Analysis and 2) Residential Mixed and Multi-Family Zoning Districts. 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.**

**2:07 P.M. - Call to Order, Board Room**

- Roll Call
- Present: C. Garcia, Gonzalez, Peck, Kachtik, Ramos, Rohr-Allegrini, M. Garcia, Martinez
- Absent : Carrillo
- Jacqueline Pavan, SeproTec translator was present.
  
- Public Comment:

**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.*

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**Combined Items**

Kallie Ford, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 2    **180222:** Request by Leslie Ostrander, Continental Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish Valley Ranch, Unit 24A Subdivision, generally located northwest of the intersection of Kallison Lane and Ranch View East. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department).
- Item # 3    **180437:** Request by Matthew D. Miller, Quiktrip Corporation, for approval to subdivide a tract of land to establish Quiktrip #4064 Subdivision, generally located at the intersection of State Highway 151 and North Hunt Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [Jose.Garcia4@sanantonio.gov](mailto:Jose.Garcia4@sanantonio.gov), Development Services Department)
- Item # 4    **180496:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Stoney Creek Subdivision, Unit 2, generally located northwest of the intersection of Highway 90 and Grosenbacher Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, [Kallie.Ford@sanantonio.gov](mailto:Kallie.Ford@sanantonio.gov), Development Services Department).
- Item # 5    **180535:** Request by Matthew D. Miller, Quiktrip Corporation, for approval to replat and subdivide a tract of land to establish QT 4014 Addition Subdivision, generally located southeast of Interstate 10 and Tarpon Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
- Item # 6    **180608:** Request by Gordon Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to subdivide a tract of land to establish Northeast Crossing Unit 8D & 9 (TIF) Subdivision, generally located at the intersection of Eisenhower Road and Tranquil Dawn. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [Jose.Garcia4@sanantonio.gov](mailto:Jose.Garcia4@sanantonio.gov), Development Services Department)
- Item # 7    **18-900003:** Request by William G. Seymour, Primax Properties, LLC. and Frederick L. Thompson, III, for approval to subdivide a tract of land to establish Point Blank Addition Subdivision, generally located southeast of the intersection of South West Loop 410 and Texas Highway 151. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [Jose.Garcia4@sanantonio.gov](mailto:Jose.Garcia4@sanantonio.gov), Development Services Department)
- Item # 8    **18-900004:** Request by Scott Leeter, HBC Davis Ranch, LLC, for approval to replat and subdivide a tract of land to establish Davis Ranch Subdivision Unit 3A & 3B, generally located northwest of the intersection of Swayback Ranch and Galm Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, [Kallie.Ford@sanantonio.gov](mailto:Kallie.Ford@sanantonio.gov), Development Services Department)
- Item # 9    **18-900094:** Request by James G. Lifshutz, Hot Wells, L.P., for approval to replat and subdivide a tract of land to establish Hot Wells IDZ Subdivision, generally located west of the intersection of East Dulling Court and South Presa Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department).

- Item # 10 **19-11800026:** Request by Jeremy Mears, San Juan Mission Villas, LTD., for approval to subdivide a tract of land to establish San Juan Mission Senior Housing Subdivision, generally located southwest of South Presa Street and Natchez Trail Drive. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, [Yuying.Ma@sanantonio.gov](mailto:Yuying.Ma@sanantonio.gov), Development Services Department).
  
- Item # 11 **19-11800068:** Request by Robert Melvin, Legacy Lofts on St. Mary’s LLC., for approval to subdivide a tract of land to establish St. Mary’s Townhouse Subdivision IDZ Subdivision, generally located southwest of the intersection of East Euclid Avenue and North St. Mary’s Street. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, [Yuying.Ma@sanantonio.gov](mailto:Yuying.Ma@sanantonio.gov), Development Services Department).
  
- Item # 12 **19-11800085:** Request by Edward L. Sherfey, VPH Properties, Ltd., for approval to subdivide a tract of land to establish Vista Point Heights Phase 1 Subdivision, generally located southeast of the intersection of Elm Valley Drive and Vista Grove. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [Jose.Garcia4@sanantonio.gov](mailto:Jose.Garcia4@sanantonio.gov), Development Services Department)
  
- Item # 13 **19-11800098:** 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 11C (TIF) Subdivision, generally located northwest of the intersection of Club House Boulevard and Del Lago Boulevard. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department).

**Variances**

- Item # 14 **TPV 20-002** Ms. Christine Westerman for approval of a tree preservation variance request from the Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas”, located along the CPS Energy Shepherd Substation Transmission Line alignment. Staff recommends approval. (Herminio Griego, (210) 207-6042, [herminio.griego@sanantonio.gov](mailto:herminio.griego@sanantonio.gov), Development Services Department)

**Comprehensive Master Plan Amendments**

- Item # 15 **PLAN AMENDMENT CASE PA-2019-11600071 (Council District 2):** A request by PURE Development Services, LLC, representative, for approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on 2.892 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700252) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

**Other Items**

- Item # 17 Discussion and possible action on proposed changes to Chapter 35, the Unified Development Code (UDC), Section 35-111, relating to UDC Amendments. (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services 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 1, 16, and 18.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Recusals**

*Commissioner Gonzalez recused and left the room at 2:10 pm.*

Item # 1 **180025:** Request by Marques Mitchell, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB-Research Plaza Unit 3 Subdivision, generally located at the intersection of South New Braunfels and Research Plaza. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Motion**

Chairman C. Garcia asked for a motion for item 1 as presented.

Commissioner Peck motioned to approve item 1 as presented.

Second: Commissioner Ramos.

In Favor: Unanimous

Opposed: None

**Motion Passed**

*Commissioner Gonzalez returned to the room at 2:11 pm.*

*Commissioner Rohr-Allegrini recused and left the room at 2:11 pm.*

Item # 16 A resolution recommending the Downtown Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

**Citizens who appeared to speak:**

Atiya Mitchell-1415 N. Main Ave, spoke in favor.

**Motion**

Chairman C. Garcia asked for a motion for item 16 as presented.

Commissioner Peck motioned to approve item 16 as presented.

Second: Mr. Martinez.

In Favor: Unanimous

Opposed: None

**Motion Passed**

*Commissioner Rohr-Allegrini returned to the room at 2:13 pm.*

**Individual Items**

Catherine Hernandez, Development Services Administrator, presented item #18 to the Planning Commission.

Item # 18 Resolution approving proposed changes to Chapter 35, the Unified Development Code (UDC), Section 35-310-01 Table 310-1 Lot and Building Dimensions Table, relating to Lot and Building Dimensions in "RM" and "MF" districts. Staff recommends Approval. (Catherine Hernandez, Development Services Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

**Citizens who appeared to speak:**

1. Cosima Colvin, 817 W Magnolia, read a letter from Tier One Neighborhood Coalition to the Planning Commission.
2. Mark Spielman, 900 W. Woodlawn, yielded minutes to Cosima Colvin.
3. James Griffin, 112 E. Pecan, spoke in favor.
4. Russell Yeager, 5710 Hausman, spoke in favor.

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

Chairman C. Garcia asked for a motion for item # 18 as presented.

Commissioner Peck motioned to approve item 18 as presented.

Second: Commissioner Kachtik.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 19      Consideration and Action on the Minutes from October 9, 2019.

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

**Director's Report:** Planning Commission Candidates update.

**Adjournment**

There being no further business, the meeting was adjourned at 3:03 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director