

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**November 13, 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 | Vacant |  
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. Briefing and discussion regarding annexation of properties in the south side of San Antonio's Extraterritorial Jurisdiction (ETJ), (Clint Eliason, Planning Department, 210-207-0268).**

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.

**2:02 P.M. - Call to Order, Board Room**

- Roll Call
- Present: C. Garcia, Peck, Rohr-Allegrini, M. Garcia, Carillo
- Absent : Gonzalez, Kachtik
- Jacqueline Payan, 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.*

**Combined Items**

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1 **180048:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Silos Subdivision, Unit 7A Subdivision, generally located southwest of the intersection of Masterson Road and US Highway 90. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 2 **180063:** Request by Matthew D. Miller, Quiktrip Corporation, for approval to subdivide a tract of land to establish QT 4068 Addition Subdivision, generally located at the intersection of FM 1957 and Texas Highway 211. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 3 **180114:** Request by Archbishop Gustavo Garcia-Siller, Archdiocese of San Antonio, for approval to subdivide a tract of land to establish St. Rose of Lima III Subdivision, generally located northwest of the intersection of Marbach Road and Marbach Oaks. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 4 **180145:** Request by Kevin D. Love, Pastor for Living Faith Community Church, for approval to subdivide a tract of land to establish Living Faith Community Church Subdivision, generally located northwest of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 5 **180233:** Request by Matthew D. Miller, Quiktrip Corporation, for approval to replat a tract of land to establish QT 4049 Addition Subdivision, generally located northeast of the intersection of North Foster Road and Interstate Highway 10. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 6 **180272:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Kendall Brook Unit 1A Subdivision, generally located southeast of the intersection of Walzem Road and Seguin Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **180394:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Sage Meadows Unit 1 subdivision, generally located southwest of the intersection of Interstate 10 East and FM 1518. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 8 **180408:** Request by Michael C. Birsch, PHSA-NW 315, LLC, for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 1, Road D Subdivision, generally located northwest of the intersection of Ranch View West and Talley Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

- Item # 10 **180476:** Request by Shannon Birt, Luckey Ranch Partners, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch, Unit 3 Subdivision, generally located northwest of the intersection of Luckey Ranch and Luckey Hill. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 11 **180533:** Request by John P. Hooten, Talley Culebra 2017 LLC and Blake Harrington, Starlight Homes, for approval to subdivide a tract of land to establish Hooten Tract, Unit 1-A subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 12 **180594:** Request by Michael C. Brisch, Perry Homes, LLC, for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 2 Unit 9A Subdivision, generally located southwest of the intersection of Kallison Lane and Ranch View West. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 13 **18-900098:** Request by Michael C. Brishch, Perry Homes, LLC, for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 6 Subdivision, generally located northwest of the intersection of Culebra Road and Ranch View West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 14 **18-900130:** Request by Elizabeth Luna, Ed Real Estate Ventures, LLC, for approval to subdivide a tract of land to establish Lewis St. Residential (IDZ) subdivision, generally located southeast of the intersection of Lewis Street and Marshall Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 15 **19-11800079:** Request by John Cork, Owner, CW-TRP, LLC, for approval to replat and subdivide a tract of land to establish Texas Research Park, Unit-7B Subdivision, generally southwest of the intersection of Lambda Drive and State Highway 211. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 16 **19-11800134:** Request by Tom Dreiss, Dreico Investments, LTD, for approval to replat a tract of land to establish Anaqua Springs Unit 6C-1 Subdivision, generally located east of the intersection of Anaqua Cove and Creekside Cove. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 17 **19-11800178:** Request by Dena Macias, D&G Property Investments, LLC, for approval to replat and subdivide a tract of land to establish Candlemeadow Enclave Subdivision, generally located east of the intersection of Binz-Engleman Road and Candlemeadow. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

- Item # 18 **19-11800203:** Request by J. Greg Thurmon, Nardis Investment Co., for approval to subdivide a tract of land to establish Nardis Gun Club at Rolling Oaks Subdivision, generally located northwest of the intersection of FM Loop 1604 and Nacogdoches Rd. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 19 **19-11800308:** Request by Allen Young, Connection Industrial Park, LLC, for approval to replat and subdivide a tract of land to establish SFIP Unit 9A Subdivision, generally located east of the intersection of Cal Turner Drive and North Foster Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

### **Land Transaction**

- Item # 20 **S.P. 2202** - Resolution recommending the closure, vacation and abandonment of the improved Karnes Street Public Right of Way located in New City Blocks 959 and 14164 in City Council District 1 as requested by Rio Perla Properties, LP for a fee of \$487,650.00. (Cynthia Cantú, (210)207-4024, Cynthia.Cantu@sanantonio.gov, Transportation & Capital Improvements Department)

### **Comprehensive Master Plan Amendments**

- Item # 22 **PLAN AMENDMENT CASE PA-2019-11600075 (Council District 8):** A request by Brown & 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 "Mixed Use Center" to "General Urban Tier" on The north 62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700278) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)
- Item # 24 **PLAN AMENDMENT CASE PA-2019-11600077 (Council District 2):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "High Density Residential" on 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff recommends Approval. (Associated Zoning Case Z-2019-10700276) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services)
- Item # 25 **PLAN AMENDMENT CASE PA-2019-11600078 (Council District 4):** A request by Brown & Ortiz, Representative, for approval of a Resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, from "Regional Commercial" to "High Density Residential" on 15.975 acres out of NCB 15248, located in the 9100 Block of Excellence Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700277) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

**Other Items**

- Item # 28 **S.P. 2192** - Resolution recommending the closure, vacation and abandonment of an improved portion of Burwood Lane Public Right of Way in City Council District 1, as requested by Somerset Academy, Inc., for a fee of \$21,100.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 29 A resolution to the City of San Antonio's (CoSA) City Council recommending approval of an amendment to the Interlocal Agreement (ILA) between CoSA and the City of Converse which delineates a series of municipal boundary adjustments and extraterritorial jurisdiction releases from San Antonio to Converse in eastern Bexar County, Texas. Staff recommends Approval. (Jana Wentzel, Senior Planner, Planning Department, jana.wentzel@sanantonio.gov, (210)207-0256)
- Item # 31 Discussion and possible action amending the Unified Development Code (UDC), Chapter 35 of the City Code of San Antonio, Texas, with changes to Section 35-801 relating to the composition of the Board of Adjustment (BOA) and authorizing a change to the BOA Rules and Procedures Document in order to modify the BOA Composition. (Catherine Hernandez, Development Services Administrator, (210) 207-5085, catherine.hernandez@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 9, 21, 23, 26, 27, and 30.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Kristie Flores, Planning Manager, presented item #23 to the Planning Commission.

- Item # 23 **PLAN AMENDMENT CASE PA-2019-11600076 (Council District 3):** A request by Brown & Ortiz, representative, 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" and "Specialized Center" to "Specialized Center" on 234.07 acres out of CB 4006, generally located at the intersection of Martinez Latoya and Pleasanton Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700274) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Applicant requested a continuance to November 27, 2019.

**No citizens appeared to speak.**

**Motion**

Chairman C. Garcia asked for a motion for item # 23 as presented.

Commissioner M. Garcia motioned for a continuance to November 27, 2019 for item #23.

Second: Commissioner Carillo.

In Favor: Unanimous

Opposed: None

**Motion Passed**

Jose Garcia, Senior Planner, presented item #9 to the Planning Commission. The Applicant was present to answer commissioner questions.

Item # 9    **180454:** Request by Jaime Israel Trejo, Providencia Builders and Projects, LLC, for approval to replat and subdivide a tract of land to establish Trejo Subdivision Enclave, generally located northeast of the intersection of Mockingbird Lane and Fredericksburg Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**The following citizens appeared to speak:**

1. Wes Waite, Mockingbird Lane NA, spoke in opposition.
2. Arturo Ibarra, 1718 Architecture, spoke in favor.

**Motion**

Chairman C. Garcia asked for a motion for item # 9 as presented.

Commissioner Peck motioned to approve item #9 as presented.

Second: Commissioner Carillo.

In Favor: C. Garcia, Peck, Carillo, Rohr-Allegrini

Opposed: M. Garcia

**Motion Failed**

**City Staff clarified into the record; 5 votes are needed for a passed motion, however Item #9 Plat # 180454 meets all state requirements, and will be approved 30days from the final submittal which is November 21, 2019.**

Mirko Maravi, Planner, presented item #21 to the Planning Commission. Applicant was present to answer commissioner questions.

**Item # 21 PLAN AMENDMENT CASE PA-2019-11600072 (Council District 10):** A request by Villagomez Engineering, applicant, for approval of a Resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Regional Commercial" on Lot 36, Block A, NCB 8695, located at 1315 Austin Highway. Staff recommends Denial. (Associated Zoning Case Z-2019-10700082) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

No citizens appeared to speak.

**Motion**

Chairman C. Garcia asked for a motion for item # 21 as presented.

Commissioner Peck motioned for approval of staff's recommendation of Denial.

Second: Commissioner Rohr-Allegrini.

In Favor: Unanimous

Opposed: None

**Motion Passed as Denial**

Patricia Franco, Planner, presented item #26 to the Planning Commission.

**Item # 26 PLAN AMENDMENT CASE PA-2019-11600080 (Council District 2):** A request by Drought, Drought & Bobbitt, LLP, Representative, 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 Residential" to "Neighborhood Commercial" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate 35. Staff recommends Denial. (Associated Zoning Case Z-2019-10700208) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

**The following citizens appeared to speak:**

1. Steve Verstey, neutral and wanted to state views on project.

**Motion**

Chairman C. Garcia asked for a motion for item # 26 as presented.

Commissioner M. Garcia motioned for approval of staff's recommendation of Denial.

Second: Commissioner Peck.

In Favor: C. Garcia, Peck, Rohr-Allegrini, M. Garcia

Opposed: Carillo

**Motion Failed**

**Item # 26 PA-2019-11600080 continued to November 27, 2019 due to a lack of motion to reconsider.**

Mirko Maravi, Planner, presented item #27 to the Planning Commission. The Applicant was not present.

Item # 27 **PLAN AMENDMENT CASE PA-2019-11600082 (Council District 2):** A request by Cesar Sosa, representative, for approval of a Resolution to amend the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on the east 42-feet of the north 134.09-feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700258) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

**No citizens appeared to speak.**

**Motion**

Chairman C. Garcia asked for a motion for item # 27 as presented.

Commissioner Rohr-Allegrini motioned for a continuance to November 27, 2019 for item #27.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

Zenon Solis, Planning Manager, presented item #30 to the Planning Commission. The Applicant was present to answer commissioner questions.

Item # 30 A request by Kaufman & Killen, Inc. to appeal the staff denial of a Certificate of Determination UDC 35-430 (c) Plat Exception request for a proposed commercial structure to be located at 21845 and 21875 Scenic Loop Road. Staff recommends Denial. (Zenon Solis, Principal Planner, (210) 207-7796, [zenon.solis@sanantonio.gov](mailto:zenon.solis@sanantonio.gov), Development Services Department)

**No citizens appeared to speak.**

**Motion**

Chairman C. Garcia asked for a motion for item # 30 as presented.

Commissioner M. Garcia motioned for approval of staff's recommendation of Denial.

Second: Commissioner Rohr-Allegrini

In Favor: C. Garcia, M. Garcia, Rohr-Allegrini

Opposed: Peck, Carillo

**Motion Failed**

**Item # 30 was denied due to a lack of a motion to reconsider.**

**Approval of Minutes**

Item # 31      Consideration and Action on the Minutes from October 23, 2019.

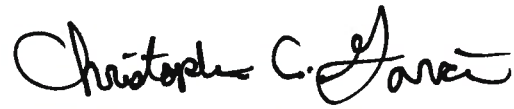
Chairman C. Garcia motioned for approval of the minutes and all the Commissioners voted in the affirmative.

**Director's Report:** Status of Planning Commission Appointments.

**Adjournment**

There being no further business, the meeting was adjourned at 3:32 p.m.

APPROVED

A handwritten signature in black ink, reading "Christopher C. Garcia".

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, reading "Melissa Ramirez".

Melissa Ramirez, Assistant Director