



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

January 22, 2020

2:00PM

1901 S. Alamo

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 | John Jackson | Julia Carrillo | Matthew Proffitt |
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.

2:05 P.M. – Leticia Vacek, City Clerk, swore in new members: M. Garcia Jr., Gonzalez, C. Garcia, and Matthew Proffitt

2:10 P.M. - Call to Order, Board Room

- Roll Call
- Present: C. Garcia, Peck, Gonzalez, Rohr-Allegrini, M. Garcia, Kachtik, Proffitt, McGhee
- Absent : Jackson, Carillo
- Jacqueline Payan, SeproTec translator was present.

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

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

Plats

- Item # 1 **180180:** Request by Lav Gabay, Ranch on Potranco, LLC, for approval to subdivide a tract of land to establish The Ranch on Potranco Subdivision, generally located northwest of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 2 **18-900100:** Request by Leslie K. Ostrander, Continental Homes of Texas, LP, and Israel Fogiel, 236 Copper Canyon Investments, LLC, for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 2C Subdivision, generally located southeast of the intersection of U.S. Highway 90 West and Masterson Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 3 **Plat # 19-11800375:** Request by Matthew Miller, Quiktrip Corporation, for approval to replat a tract of land to establish Bandera Tezel Commercial Subdivision, generally located southwest of the intersection of Bandera Road and Tezel Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 5 **(POSTPONED) PLAN AMENDMENT CASE PA-2019-11600074 (Council District 2):** A request by Kaufman and Killen, 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 from "Low Density Residential" to "Mixed Use" on 2.09 Acres out of NCB 1178 and NCB 1181, generally located at the intersection of Walters Street and IH 35 N. Staff recommends Approval. (Associated Zoning Case Z-2019-10700270) (Michael Pepe, Planner (210) 207-8208, Michael.Pepe@sanantonio.gov; Development Services Department)
- Item # 7 **PLAN AMENDMENT CASE PA-2019-11600095 (Council District 8):** A request by Brown and Ortiz P.C., 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 7.117 acres out of NCB 14689, located behind the 8900 Block of Huebner and the 5700 Block of Babcock. Staff recommends Approval. (Associated Zoning Case Z-2019-10700325) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov; Development Services Department)
- Item # 8 **PLAN AMENDMENT CASE PA-2019-11600097 (Council District 8):** A request by Brown and Ortiz, P.C., 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 0.30 acres out of NCB 14695, generally located southeast of Oakland Boulevard and Huebner Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700330) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov; Development Services Department)

- Item # 9 **PLAN AMENDMENT CASE PA-2019-11600099 (Council District 9):** A request by Patrick W. Christensen, representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Open Space,” “Business Park,” and “Public Institutional” to “Community Commercial” on 10.864 acres out of NCB 17184, located in the 12600 Block of West Avenue and the 200 Block of North Loop Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700334) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Other Items

- Item # 10 **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 realigning an existing segment of Talley Road from Old Talley Road to approximately 1,500 feet south of Cartwright Trail generally located in western Bexar County. Staff recommends Approval. (Marco Hinojosa, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 11 **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 a proposed segment of Walzem Road and removing a proposed segment of Binz-Engleman Road, both to remain designated as a Secondary Arterial Type A (86' of right-of-way), generally located in southern Bexar County, between FM 78 and FM 1516. Staff recommends Approval. (Lauren Simcic, Senior Transportation Planner, (210) 207-0217, lauren.simcic@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 12 **Public hearing and consideration of a Resolution recommending the release of extraterritorial jurisdiction (ETJ) totaling approximately 899.28 acres from the City of San Antonio to the City of Converse.** Staff recommends Approval. (Clint Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268.)

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 4, 5, and 6.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Postponed

Item #5 Plan Amendment Case PA-2019-11600074 has been postponed.

Individual Items

Mercedes Rivas, Senior Planner, presented item #6 to the Planning Commission. Emily Weissler, Representative, was present to answer commissioner questions.

Item # 6 **PLAN AMENDMENT CASE PA-2019-11600093 (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" and "Regional Center" on the south 65 feet of Lot 12, Block 3, NCB 14687; Lot 7, Block 12, NCB 14696; and Lot 7, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road and the 5700 block of Richview Street. Staff recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2019-10700321) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Emily Weissler, Representative, amended to only request "General Urban Tier" and omit Regional Center" from the plan amendment.

No citizens appeared to speak.

Motion

Chairman C. Garcia asked for a motion for item # 6 as presented.

Commissioner Peck motioned for Approval as amended.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Michael Pepe, Planner, presented item #4 to the Planning Commission. George Grey, Representative, was present to answer commissioner questions.

Item # 4 **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. (Associated Zoning Case Z-2019-10700202) (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

The following citizens appeared to speak:

1. Jesse Bello, 19664 Trumbo Rd, yielded minutes to Henry Rodriguez.
2. Henry Rodriguez, 19664 Trumbo Rd, spoke in opposition.
3. Sherry Gallardo, 2135 Martinez Lasoya, yielded minutes to Marina Bello.
4. Mary Louise Gallardo, 2135 Martinez Lasoya, yielded minutes to Marina Bello.
5. Marina Bello, 19664 Trumbo Rd, spoke in opposition.
6. Chris Mores, 19204 Trumbo Rd, spoke in opposition.
7. Gabriel Keamerer, 19204 Trumbo Rd, yielded minutes to Amanda Keamerer.
8. Amanda Keamerer, 19204 Trumbo Rd, spoke in opposition.
9. Michael Rodriguez, 19208 Trumbo Rd, spoke in opposition.
10. Antonio Rodriguez, 19433 Trumbo Rd, spoke in opposition.
11. Michael Rodriguez, 19429 Trumbo Rd, spoke in opposition.
12. Antonio Rodriguez, 19431 Trumbo Rd, spoke in opposition.

Phil Laney, Development Services Senior Special Projects Manager, spoke on mobile home regulations.

Motion

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

Commissioner Gonzalez motioned for Denial as amended.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed as Denial with a vote of 6-2

Public Comments:

The following citizens spoke on Postponed Item #5 Plan Amendment Case PA-2019-11600074:

1. Truitt Priddy, Applicant for PA-2019-11600074, explained his reason for postponement.
2. Valerie Reynolds, 914 Wolan, spoke in opposition.
3. Steve Versteeg, 10J Reno, spoke in opposition.
4. Liz Franklin, 515 Hays, spoke in opposition.
5. Yolanda Delfin, 103 Reno St, yielded minutes to Emil Mocivais.
6. Emil Moncivais, 103 Reno St, spoke in opposition.
7. Dora Perez, 725 Sandmeyer, yielded minutes to D'ette Cole.
8. D'ette Cole, 105 Reno St, spoke in opposition.
9. Lorenzo Ortiz, 2547 IH35 NB, spoke in opposition.
10. Marlene Hawkins, 601 E Carson, spoke in opposition.
11. Barbara Gay, 4611 E Houston, was not present.

Approval of Minutes

Item # 13 Consideration and Action on the Minutes from January 8, 2020.

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

Adjournment

There being no further business, the meeting was adjourned at 3:55 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director