



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

February 12, 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, M. Garcia, Proffitt, Jackson, McGhee, Carrillo
- Absent : Rohr-Allegrini, Kachtik, Gonzalez
- 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

Nicole Salinas, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **150246:** Request by Stone Oak CV, LLC, for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development code (UDC), for Canyon View Unit 2, PUD, generally located east of Hardy Oak Boulevard and north of Stone Oak Parkway. Staff recommends Approval. (Martha E. Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **180215:** Request by Joseph Hernandez, KB Homes Lone Star, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows-Unit 8 Subdivision, generally located northeast of the intersection of Culebra Road and FM 1560. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **18-900011:** Request by Brian Otto, Meritage Homes of Texas, LLC, and Hugo Gutierrez, Vice Oaks, Ltd., for approval to replat and subdivide a tract of land to establish Westpointe East, Unit-33 Phase 5 Subdivision, generally located southeast of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6 **18-900036:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Redbird Ranch Unit 9B, generally located southeast of the intersection of Reeves Loop and Hollimon Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 7 **18-9000068:** Request by Leslie K. Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Riposa Vita Unit 5C Subdivision, generally located southwest of the intersection of Espada Falls and Sinclair Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 9 **19-11800011:** Request by Martin Rico, Lynwood Village, LLC, for approval to subdivide a tract of land to establish Lynwood Village Enclave Unit 1 Subdivision, generally located northeast of the of Loop 1604 and Marbach Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #10 **19-11800238:** Request by William Travis Davis, Sebastian Farms Property Company, LLC, authorized agent for Joseph D. Calvert, Potranco 2.161 LLC, for approval to subdivide a tract of land to establish Sonic at Potranco Road Subdivision, generally located at the intersection of Potranco Road and Sebastian Farm. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item #11 **19-11800062:** Request by Hugo Gutierrez, Peoples Verdes Ranch and Scott Teeter, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Unit 4 & 5, generally located southwest of the intersection of US Highway 90 and West Loop 1604 South. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

- Item # 12 **19-11800080:** Request by Scott Teeter, HDC Old Culebra, LLC, and Felipe Gonzales, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westpointe North Unit 1B Subdivision, generally located southwest of the intersection of Culebra Road and Old FM 471 W. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 14 **19-11800182:** Request by Mark Holland, JeTexas at the Rim, LLC, for approval to replat and subdivide a tract of land to establish South Rim Unit 11 MPCD, generally located northeast of the intersection of IH-10 and North Loop 1604 West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 16 **19-11800316:** Request by Michael C. Brisch, Perry Homes, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 33 Phase 8, generally located southeast of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 17 **19-11800397:** Request by Armando Saide, Sama Developers, LLC., for approval to replat and subdivide a tract of land to establish Quarry Place (IDZ) Townhouse Subdivision, generally located southwest of the intersection of Loop 410 and US Highway 281. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 18 **19-11800398:** Request by James Bastoni, Imagine Homes, Ltd., Midtown Restorations LLC, for approval to subdivide a tract of land to establish E. Park & Evergreen St. IDZ Subdivision, generally located northeast of the intersection of McCullough Drive and Evergreen Street. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)
- Item # 19 **19-11800400:** Request by Juan A. Saucedo III, authorized agent for Rosillo Creek Development Ltd, Mendez Engineering, for approval to replat and subdivide a tract of land to establish Rosillo Creek Commercial Unit 1 Subdivision, generally located southwest of the intersection of Foster Road and IH-10 East Access Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 21 **PLAN AMENDMENT CASE PA-2019-11600103 (Council District 3):** A request by Brown & Ortiz, P.C., for approval of a Resolution to amend the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use," "Regional Commercial," and "Public Institutional" to "Low Density Residential" on 23.724 acres out of NCB 11156, generally located in the 12000 block of southeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2019-10700342) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Other Items

- Item # 23 Appointment of a member of the Planning Commission to the Planning Commission Technical Advisory Committee (PCTAC) for the remainder of a term to expire January 9, 2021, due to the resignation of Planning Commissioner Jennifer Ramos, and an appointment of a member of the Planning Commission as an alternate member to the PCTAC. (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)
- Item # 24 Consideration of a Resolution calling for applications for any open or expiring position on the Planning Commission Technical Advisory Committee (PCTAC). (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)
- Item # 25 Street Name Change Case ADDR-SNC-20-12700001 (Council District 8): A request by Pape Dawson Engineers for approval of a Resolution to change Loma View to Dominion Vista, generally located northwest of Arnold Plamer Road and Brenthurst Lane. Staff recommends Approval. (Tiffany Turner, Planner, Development Services Department, (210) 207-2060, Tiffany.Turner@sanantonio.gov)

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, 4, 8, 13, 15, 20, 22, and 23.

Second: Commissioner Carrillo.

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Postponed

Item #4 Plat 180501 has been postponed.

Withdrawn

Item #3 Plat 180494 has been withdrawn.

Item #8 Plat 18-900115 has been withdrawn.

Item #20 PLAN AMENDMENT CASE PA-2020-11600001 has been withdrawn.

Item #22 PLAN AMENDMENT CASE PA-2019-11600104 has been withdrawn.

Individual Items

Chris McCollin, Senior Planner, presented item #13 to the Planning Commission. Joseph Tobar, Representative, was present to answer commissioner questions.

Item # 13 **19-11800167:** Request by Christopher Gill, Heidelberg Mobile Home Park, for approval to replat a tract of land to establish Heidelberg Mobile Home Park, generally located south of the intersection of Heidelberg Street and South Weidner Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

The following citizens appeared to speak:

1. Ruth Payton, 9414 Heidelberg, spoke in opposition
2. Charles Zick, Jr., 9948 Heidelberg, spoke in opposition.
3. Nora Rodela, 9431 Heidelberg, spoke in opposition.
4. Laura Simmons, 9423 Heidelberg, declined to speak.
5. Shaye Elizondo, Heidelberg Plat, yielded minutes to owner, in favor.
6. Michael Hopper, 9607 Heidelberg, spoke in opposition.

Motion

Chairman C. Garcia asked for a motion for item # 13 as presented.

Commissioner Peck motioned for Approval.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Chris McCollin, Senior Planner, presented item #15 to the Planning Commission. Applicant was not present to answer commissioner questions.

Item # 15 **19-11800287:** Request by Brian Barron, Lennar Homes of Texas Land & Construction, LTD., for approval to replat and subdivide a tract of land to establish Silos Subdivision, Units 2C & 3C, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

The following citizens appeared to speak:

1. Darryl Beppard, 13898 W. U.S. Hwy 90 had a question.

Motion

Chairman C. Garcia asked for a motion for item # 15 as presented.

Commissioner Peck motioned for Approval.

Second: Commissioner M. Garcia, Jr.

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Tony Felts, Development Services Policy Administrator, presented item #23 to the Planning Commission.

Item # 23 Appointment of a member of the Planning Commission to the Planning Commission Technical Advisory Committee (PCTAC) for the remainder of a term to expire January 9, 2021, due to the resignation of Planning Commissioner Jennifer Ramos, and an appointment of a member of the Planning Commission as an alternate member to the PCTAC. (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department).

M. Garcia nominated Jackson. Jackson declined.

Carrillo nominated Rohr-Allegrini. Proffitt seconded.

Peck nominated Gonzalez, as alternate. Carrillo seconded.

Approval of Minutes

Item # 26 Consideration and Action on the Minutes from January 22, 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 2:35 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director