



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

June 24, 2020

2:00PM

Videoconference

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. | VACANT | 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 - Briefing on the applications for vacant and expiring seats on the Planning Commission Technical Advisory Committee. 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.

2:01 P.M. - Call to Order, Videoconference

- Roll Call
- Present: C. Garcia, Peck, C. Gonzalez, Rohr-Allegrini, M. Garcia, Proffitt, Carrillo, McGhee,
- Absent : Jackson
- Jacqueline Pavan, 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

Logan Sparrow, Development Services Manager, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **18-900032:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Sterling Ridge, Unit 3, 4 & 7 Enclave Subdivision, generally located west of the intersection of West Borgfeld Drive and Sterling Way. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
- Item # 2 **19-11800042:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Redbird Ranch Unit 7G Subdivision, generally located northeast of the intersection of Potranco Road and Hollimon Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 3 **19-11800086:** Request by Lloyd A. Denton, Jr., Cantera Hills Development, LTD, for approval to subdivide a tract of land to establish Cantera Hills, Unit-2 (Enclave) Subdivision, generally located southwest of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800121:** Request by Blake Harrington, Ashton San Antonio Residential, LLC, for approval to replat and subdivide a tract of land to establish Cielo Ranch Subd, Unit 6 & 9 Subdivision, generally located northwest of the intersection of Ralph Fair Road and Old Paseo Way. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800411:** Request by Trey Marsh, Talley Road, Ltd, for approval to subdivide a tract of land to establish Old Talley, Unit 1 Subdivision, generally located southwest of the intersection of Talley Road and Old FM 471 West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
- Item #6 **20-11800130:** Request by Harry Hausman, Vintage Oaks, LLC, for approval to replat and subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 6B, generally located southwest of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item #7 **20-11800133:** Request by Jaime Rodriguez, Rainbow Wish, LLC., for approval to subdivide a tract of land to establish Hunters Pond Phase 7 Subdivision, generally located Southwest of the intersection of Loop 410 and Zarzamora Road. Staff recommends Approval. (Xiaoyu Hu, Planner, (210) 207-7980, Xiaoyu.Hu@sanantonio.gov, Development Services Department).

Variances

- Item #8 **FPV #20-001; FPDP #2020422- Ft. Sam New Roadway Capital Project (2017 Bond)** Request by Public Works for approval of a variance request associated with Floodplain Development Permit (FPDP) #2020422 for a new roadway to be constructed on a portion of John James Park that is inundated by the FEMA floodplain. Staff recommends approval. (Jacob Powell, (210) 207-0176, Jacob.Powell@sanantonio.gov, Public Works Department).

Comprehensive Master Plan Amendments

- Item # 10 **PLAN AMENDMENT CASE PA-2020-11600030 (Council District 9):** A request by Brown & Ortiz, P.C., 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 and Open Space" to "Community Commercial" on 1.812 acres out of NCB 16816, located at 12590 West Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-11600127) (Victoria Castro, Planner, Victoria.Castro@sanantonio.gov, Development Services)

Motion

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

Commissioner Proffitt motioned to approve all items on the combined agenda as presented with the exception of items 9 and 11.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Individual Items

- Item # 9 **PLAN AMENDMENT CASE PA-2020-11600022 (Council District 3):** A request by Brown & Ortiz, representative, for approval of a Resolution to amend the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Urban Mixed Use" on 119.3 acres out of NCB 10847 and NCB 10879, located at 4226 Southeast Military Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-10700097) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Kristie Flores, Planning Manager, presented Item # 9 to the Planning Commission. Caroline McDonald, Applicant was present via phone for questions.

Public Comment

1. Lloyd Denton, 11 Lynn Batts Lane, wrote in favor.
2. Sharone Reyes, 4430 Texas Jack, wrote in favor.
3. Jenn Bustamante, 7227 Republic Oaks Parkway, wrote in favor.
4. Joe and Jacqueline Salinas, 4402 Harrisburg, wrote in opposition.
5. John and Laura Rodriguez, 4414 Texas Jack, wrote in opposition.
6. Cindy Taylor, 4251 Valleyfield, wrote in opposition.
7. Jennifer Barrera, 6927 Republic Parkway, wrote in opposition.
8. Eddy Fikes, 7023 Republic Parkway, wrote in opposition.
9. Dan Howe, 7027 Republic Parkway, wrote in opposition.
10. Monica Cruz and Joe Mena, 7203 Republic Oaks, wrote in opposition.
11. Rosanne Ortega, 7215 Republic Parkway, wrote in opposition.
12. Ricardo and Deborah Montes, 7231 Republic Parkway, wrote in opposition.

Motion

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

Commissioner Peck motioned to approve item # 9 as presented.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Item # 11 **PLAN AMENDMENT CASE PA-2020-11600032 (Council District 10):** A request by Patrick Christensen, representative, for approval of a Resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Neighborhood Commercial" to "Medium Density Mixed Use" on Lots 29-32, NCB 11876, located at 1841 Flamingo Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-10700011) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Kristie Flores, Planning Manager, presented Item # 11 to the Planning Commission. Patrick Christensen, Applicant was present via phone for questions.

Public Comment

1. Jill leer, 26417 South Glenn Rd, left a voicemail in opposition.
2. John Wilson, 1826 Flamingo Dr, left a voicemail in opposition.
3. Robert & Lorie Perez, 1919 Flamingo, wrote a letter in opposition.
4. Joel Varela, 1915 Flamingo, wrote a letter in opposition.
5. Ginny Sledge, 8210 Broadway, wrote in opposition
6. Carol Wilson, 1826 Flamingo, wrote in opposition.
7. Tom Woodley, 1903 Flamingo Dr, wrote in opposition.
8. Erma Plachy, 8058 Broadway St, wrote in opposition.
9. James Mysliwiec wrote in opposition.
10. Meagan Rangel, 1841 Flamingo Dr, wrote in opposition.
11. 20 signatures in opposition
12. Kim Gibbs, 1910 Flamingo, wrote in support.
13. Jill Rips, 1914 Flamingo Drive, wrote in support.
14. Esther Astudillo and John Brenneman, 1841 Flamingo, wrote in favor.
15. Gerald and Adriana Bickerstaff, 1815 Flaming, wrote in favor.
16. Herschel Burreseleker, 1823 Flamingo, wrote in favor.
17. Gerri Walls, 1846 Flamingo Dr, wrote in favor.
18. Catherine and Malcolm Johnson, 1907 Flamingo, wrote in favor.
19. John C. Quirk, 1806 Edgehill Dr, wrote in favor.
20. Elizabeth Marrero, 1830 Edgehill Dr, wrote in favor.
21. Jim Bob and Susan Merchant, 1826 Edgehill Dr, wrote in favor.
22. Martin P. Morris, wrote in favor.
23. Rob Pritchard, 2015 Flamingo Dr, wrote in favor.
24. Randy and Teena Larson, 1841 Flamingo Dr, wrote in favor.
25. Ron Eisenberg, 16 Garden Square, wrote in favor.
26. Laura Zarsky, 2118 Flamingo Dr, wrote in favor.

Commissioner Carrillo exited the meeting at 3:26 PM.

Motion

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

Commissioner Proffitt motioned to approve item # 11 as presented.

Second: Commissioner Rohr-Allegrini

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Approval of Minutes

Item # 12 Consideration and Action on the Minutes from June 10th, 2020.

Chairman C. Garcia asked for a motion for approval of the minutes.

Commissioner Peck motioned to approve minutes from June 10th, 2020

Second: Commissioner Proffitt

In favor: Unanimous

Motion passes for approval with a vote of 7-0.

Adjournment

There being no further business, the meeting was adjourned at 3:44 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director