

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**May 27, 2020**

**2:00PM**

**Videoconference**

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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. | 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

**1:45 P.M. - Work Session, Videoconference.** 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.

**2:00 P.M. - Call to Order, Videoconference**

- Roll Call
- Present: C. Garcia, Peck, Jackson, Rohr-Allegrini, M. Garcia, Proffitt, Carrillo, McGhee, Martinez
- Absent : C. 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**

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

**Plats**

- Item # 1    **180492:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Langdon-Unit 2 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 2    **180509:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 3B, Enclave, generally located northeast of Culebra Road and Ranch View West. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3    **180513:** Request by Fred Ghavidel, Ovaro Inestements, LLC, for approval to subdivide a tract of land to establish Comanche Ridge, Unit 3 Subdivision, generally located southeast of the intersection of Nacogdoches Road and Topperwein Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 5    **18-900021:** Request by Lloyd A. Denton Jr, LFV Properties, LTD., for approval to replat and subdivide a tract of land to establish Kinder Northeast, Unit-11 (PUD) Subdivision, generally located northwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #6    **18-900109:** Request by Chad Johannesen, Casina Creek Homes, LLC, for approval to subdivide a tract of land to establish Babcock Terrace Subdivision, generally located northwest of the intersection of Babcock Road and University Row. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #7    **18-900127:** Request by Felipe Gonzalez, Pulte Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Cielo Ranch Subdivision Unit 8, generally located northwest of the intersection of Old Paseo Way and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8    **19-11800201:** Request by Lloyd A. Denton. Jr., Bass Bulverde Commercial, LTD and Alan Bass, Bass Properties, L.P., for approval to replat and subdivide a tract of land to establish Bass Bulverde Commercial Subdivision, generally located northwest of the intersection of U.S. Highway 281 and Bulverde Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

- Item # 9 **19-11800242:** Request by Robert Broll, for approval to replat a tract of land to establish Howard Crossing Townhome Subdivision, PUD, generally located west of the intersection of Howard Street and Agnes Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 10 **19-11800330:** Request by Lloyd A. Denton, Jr., Quarry Heights Villas, LTD, for approval to replat a tract of land to establish Quarry Heights Villas Lot 121 (PUD) Subdivision, generally located northwest of the intersection of Forestshire and Bass Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 11 **19-11800412:** Request by John Brian, TF Cibolo Canyons, LP, for approval to replat and subdivide a tract of land to establish Campanas, Phase 7B (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

### Variances

- Item # 12 **TPV 20-014:** Request by L.H. Bell Landscape Architect, for approval of a tree preservation variance request from 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", general located off of 10138 Culebra Rd. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department) (Jacob Sanchez (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department)

### Comprehensive Master Plan Amendments

- Item # 14 **PLAN AMENDMENT CASE PA-2020-11600023 (Council District 2):** A request by Patrick Christensen, 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 classification from "Industrial" and "Regional Commercial" to "Medium Density Residential" on 19.017 acres and "Low Density Residential" on 27.608 acres, a total of 46.625 acres out of NCB 16569, generally located in the 9400 block of Green Road. Staff recommends Approval. (Associated Zoning Case Z2020-10700077) (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

### Other Items

- Item # 15 **S.P. 2169 -** Resolution recommending the closure, vacation and abandonment of an improved portion of L Street Public Right-of-Way and an unimproved alley public right-of-way within New City Block 132 located in Council District 1 as requested by Camaron Development, LTD., for a fee of \$86,160.00, to be deposited into the General Fund. Staff recommends approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)

Item # 16 **S.P. 2195** - Resolution recommending the closure, vacation and abandonment of an unimproved 15-foot wide alley Public Right-of-Way located between Callaghan Road and Horizon Drive in City Council District 7, as requested by Archbishop Gustavo Garcia-Siller and His Successors in Office, for a fee of \$9,633.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works 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 4 and 13.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 9-0**

**Individual Items**

Item # 13 **PLAN AMENDMENT CASE PA-2020-1160014 (Council District 1):** A request by Vickrey & Associates, Inc., 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 from "Mixed Use" to "High Density Residential" on 2.022 acres out of NCB 11880, located at 538 Everest Street. Staff recommends Approval. (Associated Zoning Case Z-2020-10700059) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services)

Kristie Flores, Planning Manager, presented Item # 13 to the Planning Commission. Applicant was present via phone for questions.

The following citizens wrote public comments in opposition: Vick A. Nickelson, Mike Cremeans, Molly Koernke, RJ McClure, Will McClusky, Kevin Purcell, Steph Craig, William Parente, Kenneth Huey, Victoria Chan Huey, Victor Andonie, Erica Girouard, Seabrook Jones, Chad Johannesen, Megan Sams, Allison Echard, Francisco Adell, Juan M. Fernandez, Robert Sarabia, Gary and Sandra Olsaver, Christopher Alviar, Gina Dillon, Dave Sanchez, Kyle Countryman, Jessica Williamson, Trevor Long, Jacqueline Sue Robertson-Dodd, Jason J. Jakob, Johanna Brueckner, Brandon Crowder, and Valarie Carmona.

One voicemail was played in opposition

One live call-in in opposition.

**Motion**

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

Commissioner Peck motioned to approve item # 13 as presented.

Second: Commissioner M. Garcia

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

Opposed: Carrillo, Martinez

**Motion Passed as Approval with a vote of 7-2**

**Pulled Items**

Item # 4 **180560:** Request by Matthew D. Miller, Quiktrip Corporation, for approval to subdivide a tract of land to establish QT 4062 Addition Subdivision, generally located at the intersection of Texas State Highway 151 and West Military Drive. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

**Approval of Minutes**

Item # 17 Consideration and Action on the Minutes from May 13, 2020.

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

Commissioner Proffitt motioned to approve minutes from May 13, 2020

Second: Commissioner Carrillo

In favor: Jackson, Carrillo, Proffitt, Rohr-Allegrini, Peck, McGhee, Martinez, C. Garcia

Abstain: M. Garcia

**Motion passes for approval with a vote of 8-0 and one abstention.**

**Adjournment**

There being no further business, the meeting was adjourned at 3:27 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Ch Garcia', written over a horizontal line.

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', written over a horizontal line.

Melissa Ramirez, Assistant Director