

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**December 11, 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. 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.**

**2:03 P.M. - Call to Order, Board Room**

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

Christopher McCollin, Senior Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1 **180074:** Request by Dr. Sherif Shamaa, Shamaa Development, for approval to subdivide a tract of land to establish Shamaa Enclave Subdivision, generally located northeast of the intersection of N.E. Loop 410 and Starcrest Drive. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 2 **180261:** Request by Veronica Tyler, Yesi Communities, for approval to replat and subdivide a tract of land to establish Camino Creek Subdivision, generally located northeast of US Highway 90 and Pue Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **180347:** Request by Brian Barron, Lennar Homes of Texas Land and Construction LTD., for approval to replat a tract of land to establish Silos Subdivision Unit 2B and 3B, generally located southwest of the intersection of U.S. Highway 90 and Masterson Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800109:** Request by Shannon Birt, LGI Homes-Texas, LLC., for approval to subdivide a tract of land to establish Savannah Place Unit 1 Subdivision, generally located southeast of the intersection of IH-10 East and Loop 1604. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Land Transaction**

- Item # 6 **S.P. 2181 -** Resolution recommending the sale of a strip of frontage from a City-owned property located at 1318 SE Loop 410 (City's Southeast Service Center) within New City Block 12886 in City Council District 2 to the Texas Department of Transportation for a fee of \$146,197. Staff recommends approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Transportation & Capital Improvements Department)

**Variance**

- Item # 7 **TPV 20-011:** Request by Mr. Joseph Ortega for approval of a tree preservation variance request from Unified Development Code Section 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", located Bulverde Road between Redland Road and North Loop 1604. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

- Item # 9 **(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 "Low Density Residential" to "Mixed Use" on 2.09 Acres out of NCB 1178, located at 112 Reno Street, 112 North Walters Street, 612 Edgar Street, 110-112 Jim Street, 2611 & 2623 North Interstate 35. (Associated Zoning Case Z-2019-10700270) (Michael Pepe, Planner (210) 207-8208, Michael.Pepe@sanantonio.gov; Development Services Department)



- Item # 10 **PLAN AMENDMENT CASE PA-2019-11600079 (Council District 2):** A request by Brown and Ortiz P.C., Representative, for approval of a Resolution to amend the Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Low Density Mixed-Use" on the south 104.22 feet of Lot 11, Lot 12 and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700275) (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov; Development Services Department)
- Item # 13 **PLAN AMENDMENT CASE PA-2019-11600090 (Council District 2):** A request by Michael and Teresa Garansuay, applicant, 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 north 92.5 feet of Lot 13 and Lot 14, Block 2, NCB 529, located at 909 North Hackberry Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700256) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

### Other Items

- Item # 14 Resolution recommending the declaration of surplus property and authorizing the sale and conveyance of 1.005 acres of land located at 1423 Guadalupe St. currently owned by the City of San Antonio to the Davila Pharmacy, Inc. or affiliated entity, for property bordered by Guadalupe Street to the south, San Jacinto Street to the west and El Paso Street to the north immediately adjacent to the Huantes Learning Center in Council District 5 and as legally described in Attachment A. Staff recommends Approval. (Pete Alanis, Real Estate Administrator, (210) 207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)
- Item # 15 Public hearing and consideration of a resolution recommending the City of San Antonio's consent to the creation by Bexar County of a 238.215 acre Public Improvement District (PID), the proposed Stolte Ranch Special Improvement District, generally located west of Talley Road and south of Elm Forrest Road within the City's Extraterritorial Jurisdiction (ETJ); and approval of a Development Agreement between the City and Randal C. Stolte, Susan Stolte, Linda R. Stolte, Stephanie S. Stolte, Hugo C. Stolte, III and Forestar (USA) Real Estate Group, Inc. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, (210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov].
- Item # 16 Public hearing and consideration of a Resolution recommending the City of San Antonio consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Clearwater Creek Special Improvement District, which is generally located southwest of the intersection of Beyer Path and FM 2538 in the extraterritorial jurisdiction (ETJ) of the City San Antonio, Bexar County, Texas; and the approval of a development agreement between the City and Fair Oaks Mosaic TBY, LLC, SA Kosta Browne, Ltd., and SA Love and Trust, LLC. 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, 8, 9, 11, and 12.

Second: Commissioner Gonzalez.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Postponed**

Item #9 Plan Amendment Case PA-2019-11600074 has been postponed.

**Individual Items**

Logan Sparrow, Development Services Manager, presented item #4 to the Planning Commission. Staff stated the plat meets all code requirements.

Item # 4 **180434:** Request by Lloyd A. Denton, Annabelle Ranch, LLC, Hwy. 87 Communities Ltd., for approval to replat and subdivide a tract of land to establish Annabelle Ranch Unit 1 Subdivision, generally located south of the intersection of Beck Road and US Highway 87. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**The following citizens appeared to speak:**

Kevin Godly, 4938 Beck Road, spoke in opposition.

**Motion**

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

Commissioner Gonzalez motioned for Approval.

Second: Commissioner Peck.

In Favor: Unanimous

Opposed: None

**Motion Passed**

Martha Bernal, Senior Planner, presented item #8 to the Planning Commission. The Representative was present to answer commissioner questions.

Item # 8 **18-00003.00:** Request by Bo Broll, Broll Homes, L.P., for approval of a Planned Unit Development to establish Howard Crossing Townhome Subdivision, generally located along southeast intersection of Millard Street and Howard Street. Staff recommends Approval of an Alternate Recommendation. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)



**The following citizens appeared to speak:**

Dorothy Sawyer, 307 Earl , had questions for the applicant regarding the project.

Arnold Gonzales, 318 Odell, spoke in opposition.

Victor Roman, 301 Millard, spoke in opposition.

Jacqueline Payan, SeproTec , translated for Victor Roman.

Olga Marquez, 301 Millard, spoke in opposition.

**1<sup>st</sup> Motion**

Chairman C. Garcia asked for a motion regarding variance request for item # 8 as presented.

Commissioner Rohr-Allegrini motioned for Denial of the twenty (20) foot variance request.

Second: Commissioner Peck.

In Favor: Unanimous

Opposed: None

**Motion Passed as Denial**

**2<sup>nd</sup> Motion**

Chairman C. Garcia asked for a motion regarding the PUD request for item # 8 as presented.

Commissioner Peck motioned for Approval of the PUD request and compliance of the twenty (20) ft. perimeter setback.

Second: Commissioner M. Garcia.

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

Opposed: Carillo

**Motion Passed**

Patricia Franco, Planner, presented item #11 to the Planning Commission. The Representative was present to answer commissioner questions.

Item # 11 **PLAN AMENDMENT CASE PA-2019-11600084 (Council District 1):** A request by Ryan McLeaird, 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 "Low Density Residential" to "High Density Residential" on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial. (Associated Zoning Case Z-2019-10700291) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

**No citizens appeared to speak.**

The Representative amended the request to Medium Density.

**Motion**

Chairman C. Garcia asked for a motion for item # 11 as presented.

Commissioner Carillo motioned to Approve the amended request for Medium Density.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

Mirko Maravi, Senior Planner, presented item #21 to the Planning Commission. Staff stated the applicant requested a continuance to January 8, 2020.

Item # 12 **PLAN AMENDMENT CASE PA-2019-11600089 (Council District 8):** A request by Jean Latsha, applicant, 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 "Suburban Tier" to "General Urban Tier" on 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700305) (Mirko Maravi, Senior 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 # 12 as presented.

Commissioner Peck motioned for a continuance to January 8, 2020.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 17 Consideration and Action on the Minutes from November 27, 2019.

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

**Director's Report:**

**Adjournment**

There being no further business, the meeting was adjourned at 3:17 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Christopher Garcia", with a long horizontal flourish extending to the right.

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read "Melissa Ramirez", with a large, looping flourish at the bottom.

Melissa Ramirez, Assistant Director

Handwritten signature or name, possibly "John A. Smith".

Handwritten notes or signature, possibly "John A. Smith".