

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, June 12, 2019

2:00PM

1901 S. Alamo

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 | Jennifer Ramos |
Dr. Cherise Rohr-Allegrini |

Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment
Rey Saldaña, Councilmember | Erik Walsh, City Manager

1:00 P.M. - Work Session, Tobin Room.

Briefing related to the Planning Commission Technical Advisory Committee (PCTAC) appointment process, to include receiving the recommendation of the PCTAC Nominating Committee.

Briefing related to the conveyance of approximately 2.0 acres of City owned property.

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.

2:36 P.M. - Call to Order, Board Room

- Roll Call

- Present: M. Garcia, Peck, Gonzalez, C. Garcia, Martinez, Ramos (via telecom entered meeting at 2:35 p.m.)

Absent : Rohr-Allegrini, Carrillo, Kachtik

- Luis Antequera and Maria E. Murray, SeproTec translators were present.

- Citizens to be heard:

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

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **170421:** Request by Rene Martinez, EMAJO Group LLC, for approval to subdivide a tract of land to establish Five Palms Subdivision, generally located east of the intersection of Loop 410 and Ray Ellison Boulevard. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 2 **170432:** Request by John Cortez and Thomas Cortez, for approval to replat a tract of land to establish John Cortez Subdivision, generally located west of the intersection of Mission Parkway and Mission Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207- 8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 3 **170569:** Request by Mehrdad Moayed, CTMGT Rancho Del Lago, LLC, for approval to replat and subdivide a tract of land to establish Arcadia Ridge Collector Ph III, generally located southeast 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 # 4 **180152:** Request by ITHACA Investments, LTD., for approval to replat and subdivide a tract of land to establish Wurzbach Development Phase II Subdivision, generally located west of Crystal Run Road and Interstate High 410. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- Item # 5 **180270:** Request by Frank Sitterle, Jr., Five Kids Group, LLC., for approval to subdivide a tract of land to establish Market Ridge 2 Subdivision, generally located northwest of the intersection of U.S. Highway 281 and Evans Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 6 **180280:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 2A Subdivision, generally located southeast of the intersection of Whisper Way and U.S. Highway 90. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item # 7 **180302:** Request by Blake Harrington, Ashton San Antonio Residential, L.L.C., for approval to subdivide a tract of land to establish Cielo Ranch, Unit-4 Subdivision, generally located northwest of the intersection of Ralph Fair Road and Desperado Way. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

- Item # 8 **180304:** Request by Felipe Gonzalez, Pulte Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Sterling Ridge Subdivision, Unit 6, generally located Southeast of the intersection of Recanto Road and West Borgfeld Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 10 **180399:** Request by Felipe Gonzalez, Pulte Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Sterling Ridge Subdivision, Unit 5 Enclave, generally located southeast of the intersection of Recanto Road and West Borgfeld Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 11 **180401:** Request by Rob Foster, Capitol Park Little League, Inc., for approval to subdivide a tract of land to establish Future Fields Subdivision, generally located southeast of the intersection of Wetmore Road and Wurzbach Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 12 **180402:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4E, generally located northwest of the intersection of Galm Road and FM 1560. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 13 **180453:** Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Dove Creek Unit-1 Subdivision, generally located southeast of the intersection of Empresario Drive and Potranco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item # 14 **180471:** Request by J. L. Guerra, Jr., HPSA Land Partners, LLC., for approval to replat and subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 12A Subdivision, generally located north of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 15 **180606:** Request by John Cork, CW-TRP, LLC for approval to subdivide a tract of land to establish Texas Research Park, U-7A Subdivision, generally located southwest of the intersection of Selene View and Proteus Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

- Item # 16 **19-11800008:** Request by Antonio Brunet, Dominion Hills, R/A Dominion Development Properties, LLC., for approval to replat and subdivide a tract of land to establish Dominion Hills, Phase 1A (PUD) Subdivision, generally located southwest of the intersection of Dominion Drive and Brenthurst Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Land Transactions

Item # 17 Resolution for approval for the conveyance of approximately 2.0 acres of City owned property located out of NCB 602, Lot 24 at 223 S. Cherry St. in exchange for approximately 1.69 acres of property owned by 803 N. Cherry LLC located out of NCB 527, Block 1, Lot 1 and Lot 2 at 803 and 815 N Cherry Street in Council District 2. Staff recommends Approval. (Pete Alanis, Real Estate Administrator, (210) 207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)

Variances

Item # 18 Request by Mr. Christopher Garza 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 Woodlake Parkway and Golf Vista Drive. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Item # 19 Request by Ms. Jean Devlin 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 at 12078 Southton Road. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Item # 20 Request by Mr. Ernest Maestas 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", located 615 E. Theo Parkway Road. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

Item # 22 **PLAN AMENDMENT # PA2019-11600024 (Council District 4):** A request by Ruth Nohemi Gonzalez Aispuro, applicant, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Natural Tier" to "Suburban Tier" on Lot 2 and Lot 3, NCB 15194, located on 1300 Block Springvale. Staff recommends Approval. (Associated Zoning Case Z-2019-10700099S) (Mirko Maravi, Planner (210) 207-5876, patricia.franco@sanantonio.gov; Development Services Department)

Item # 24 **PLAN AMENDMENT # PA-2019-11600031 (Council District 2):** A request by Herbert Palm, applicant, for approval of a resolution to amend the I-10 East Corridor Perimeter Plan from "Parks and Open Space" and "Low Density Residential" to "Low Density Residential" on Lot P-5B, NCB 17978, located in the 2900 Block of North Foster Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700071) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services 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 #9, 23 and 25

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Item # 9 **180376:** Request by Terri Britts, Lonesome Dove Investment Group LLC, for approval to replat a tract of land to establish Lonesome Dove Unit 1 Subdivision, generally located southeast of the intersection of Campbellton Road and Loop 1604. Staff recommendation Pending. (Richard Carrizales, Sr. Planner, (210) 207-8050, Richard Carrizales@sanantonio.gov, Development Services Department)

Motion

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

Commissioner Peck motioned to approve Item #9 Plat 180376 for continuance to June 26th, 2019 PC Meeting.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Applicant amended his application to agree to staff's recommendation to only change lot 12 to Neighborhood Commercial and leave lot 13 as Low Density Residential.

Item # 23 **PLAN AMENDMENT # PA-2019-11600028 (Council District 1):** A request by Phillip Zamora, applicant, for a resolution to amend the Greater Dellview Community Plan from "Low Density Residential" to "Community Commercial" on Lot 12 and Lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. Staff recommends Denial, with an Alternate Recommendation. Associated Zoning Case Z2019-10700104) (Michael Pepe, Planner, Michael.Pepe@SanAntonio.gov, 210-207-8208, Development Services Department)

Motion

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

Commissioner Peck motioned to approve item #23 PA-2019-11600028.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Other Items

Item # 25 Consider applicants for and possibly make appointments to the Planning Commission Technical Advisory Committee (PCTAC), to include receiving the recommendation of the PCTAC Nominating Committee.

Motion

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

Commissioner Gonzalez motioned to approve the item as presented.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed

Withdrawn/Postponed/Pulled

Item # 21 (POSTPONED) PLAN AMENDMENT # PA-2019-11600014 (Council District 6): A request by Arturo Lopez, applicant, for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Mixed Use Center" on Lots 5-13, NCB 17639, located at 5745, 5679, 5682, 5650 Easterling Drive. (Associated Zoning Case Z-2019-10700040) (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Telecom call with Jennifer Ramos was dropped at 2:48; quorum no longer present.

Approval of Minutes

Item # 18 Consideration and Action on the Minutes from May 22, 2019.

Meeting was adjourned due to lack of quorum. Minutes to be approved at June 26, 2019 meeting.

Director's Report

Adjournment

There being no further business, the meeting was adjourned at 2:50 p.m.

APPROVED


Christopher Garcia, Chairman

ATTEST:


Melissa Ramirez, Assistant Director