

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

April 10, 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

1:30 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.

2:00 P.M. - Call to Order, Board Room

- Roll Call
- Present: Peck, C. Garcia, M. Garcia, Kachtik, Carrillo, Rohr-Allegrini, Martinez, Gonzalez
- Absent : Ramos
- Luis Antequera and Maria E. Murray, SeproTec translators were present.
- Citizens to be Heard: Patti Zaiontz (SACS) Item #12

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 **180024:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to replat and subdivide a tract of land to establish Silos U-2A & 3A Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 2 **180113:** Request by Beau Schott, MJBS Holdings, LLC, for approval to subdivide a tract of land to establish Schott's Alamo Ranch Subdivision, generally located northwest of the intersection of Culebra Road and Roft Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 3 **180175:** Request by Gordon Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Summerhill Subdivision Unit 3 Subdivision, generally located southwest of the intersection of Boeing Drive and N. Graytown Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4 **180349:** Request by Edward, Maria and Ulises Hubbard, for approval to replat a tract of land to establish Hubbard Subdivision, generally located south of the intersection of Lock Hill Road and White Bonnett Street. Staff recommends Approval. Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department
- Item # 5 **LAND-PLAT-18-9000062:** Request by James Bastoni, Imagine Homes, LTD, for approval to replat a tract of land to establish Courtland Place – IDZ Subdivision, generally at the intersection of McCullough Avenue and East Courtland Place. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **LAND-PLAT-19-11800003:** Request by Wayne Moravits, Monticello Custom Homes, LP, for approval to replat and subdivide a tract of land to establish Kinder Ranch AGI Unit 1 Subdivision, generally located South of the intersection of Hastings Ridge and Kinder Run. Staff recommends Approval. Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department

Comprehensive Master Plan Amendments

- Item # 7 **(Continued from 03/27/19) PLAN AMENDMENT CASE # PA-2019-11600012** (Council District 2): A request by Pulte Group, applicant, for approval of a Resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" and "Community Commercial" to "Low Density Residential" on 39.114 acres out of NCB 17630, generally located at the intersection of Rittiman Road and Seguin Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700037)

- Item # 9 **PLAN AMENDMENT CASE # PA-2019-11600011** (Council District 2): A request by Felipe Betancourt, applicant, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Industrial" on Lot 1, Block 1, NCB 18273, located at 6325 Highway 87 East. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700035)
- Item # 10 **PLAN AMENDMENT CASE # PA-2019-11600018** (Council District 2): A request by Jesse Clements, applicant, for approval of a Resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" and "Community Commercial" to "Regional Commercial" on Lot P-58B and Lot P-58D, NCB 12867, generally located at the northwest intersection of North Foster Road and East Houston Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700056)

Land Transactions

- Item # 11 Essex Street CVA - Resolution recommending the closure, vacation, and abandonment of the west 15' of Lot 26, NCB 2918, being 2,250.41 square feet of unimproved right-of-way along San Salvador at Essex Street, in Council District 2, to adjoin with Petitioner's abutting property, as requested by the Petitioner, Olga and Baldomero Nino, Jr. Staff recommends Approval. (Laurie Park, Management Analyst, 210-207-7370, laurie.park@sanantonio.gov, Real Estate Division, Transportation & Capital Improvements)
- Item # 13 A Resolution to provide an access easement of approximately 0.068 acres or 2,953 square feet out of Lot 1, Tex R-39, Central West Area, Project 1, Urban Renewal subdivision in NCB 13428 as described by metes and bounds in Attachment A, to allow vehicular and pedestrian access to the Texas Historical Commission for Casa Navarro State Historical Site. Staff recommends Approval. (Pedro Alanis, Real Estate Administrator, 210-207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations 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 8, 12, 14 and 15.

Second: Commissioner Gonzalez.

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Item # 8 **PLAN AMENDMENT CASE # PA-2019-11600003** (Council District 2): A request by Stephanie Stolte, applicant, for approval of a Resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Regional Commercial" on Lot P-63, NCB 16612, located at 3831 Foster Road. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900072)

Mirko Maravi, Planner, presented item #8 PA-2019-11600003 to the Planning Commission.
Michael Dursen, applicant, is present and presented his case for zone change.

Motion

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

Commissioner M. Garcia motioned to approve staff recommendation for denial.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed in favor of staff recommendation for Denial

Item # 12 **SP #2141 Burnet Street CVA - Resolution recommending the closure, vacation, and abandonment of 0.532 of an acre of improved Right of Way known as Burnet Street between North Hackberry and North Olive Streets, in District 2 as requested by the City of San Antonio, Owner. Staff recommends Approval.** (Laurie Park, Management Analyst, 210-207-7370, laurie.park@sanantonio.gov, Real Estate Division, Transportation & Capital Improvements)

Laurie Clark, Management Analyst, presented Item #12, SP #2141 Burnet Street CVA to the Planning Commission
Eric Reyna, TCI Manager, is present

The following citizens appeared to speak: *Patti Zaiontz with San Antonio Conservation Society (Opposed)*

Motion

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

Commissioner Gonzalez motioned to approve.

Second: Commissioner Carrillo

In Favor: Rohr-Allegrini, Carrillo, Peck, Gonzalez, C. Garcia

Opposed: M. Garcia, Kachtik, Martinez

Motion Passed

Item # 14 Appoint at least three members and an alternate member to the Planning Commission Technical Advisory Committee Nominating Committee.

Nominations: Gonzalez, Peck and Kachtik

Nomination for Alternate member: C. Garcia

Motion

Voice Vote

In favor: Unanimous

Opposed: None

Motion Passed

Item # 15 Appointment of a Planning Commission Member to the Planning Commission Technical Advisory Committee for a two year term.

Nominations: Peck

Motion

Voice Vote

In favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 16 Consideration and Action on the Minutes from March 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 2:36 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Christopher Garcia', with a horizontal line extending from the end of the signature.

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', with a large, stylized flourish at the end.

Melissa Ramirez, Assistant Director