

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

---

**February 13, 2019**

**2:00PM**

**1901 S. Alamo**

---

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

George W. Peck, Chair

Christopher Garcia, Vice Chair

Vacant, Pro-Tem

Michael Garcia Jr. | June Kachtik | Jessica Brunson | Connie Gonzalez | 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

**12:00 P.M. - Work Session, Tobin Room** - Unconscious Bias Training, Alejandra Lopez, Interim Director, Zan Gibbs, Equity Manager, Office of Equity. 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, Brunson, Kachtik, Ramos, Rohr-Allegrini, Martinez (BOA)
- Absent : Carrillo, Gonzalez
- Luis Antequera and Maria E. Murray, SeproTec translators were present.
- Citizens to be Heard: Teresa Nino, Tammy Kegley

**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**

Victoria Castro, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1 **170349:** Request by Sergio Huerta and Luis E. Huerta, for approval to replat a tract of land to establish Huerta Homestead Subdivision, generally located northwest of the intersection of Pearsall Road and Jarratt Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **180097:** Request by Gordon Hartman, Scooby Investments, LLC., for approval to subdivide a tract of land to establish Republic Creek, Unit 1 Subdivision, generally located southeast of the intersection of Southeast Loop 410 and South WW White Road. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, Sara.Serra@sanantonio.gov, Development Services Department)
- Item # 3 **180183:** Request by Bernardo Pana, Dolce Vita at Cibolo Canyon, LLC, for approval to vacate, replat and resubdivide a tract of land to establish Dolce Vita at Cibolo Canyons Subdivision, generally located southwest of the intersection of Cibolo Canyons Street and TPC Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 4 **180186:** Request by Joseph C. Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 5B, generally located south of the intersection of Carmona Pass and Bolton Hills. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **180187:** Request by Joseph C. Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Carmona Hills, Unit-6 Subdivision, generally located northeast of the intersection of Carmona Pass and Cenizo Pass. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department)
- Item # 6 **180192:** Request by J.L. Joey Guerra, Jr., HPSA Land Partners, LLC and JGRCBB Investments, LLC, for approval to subdivide a tract of land to establish Horizon Pointe, Woodlake Pkwy Ph. 2 Subdivision, generally located northwest of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **180213:** Request by Michael Espensen, Hardy Oaks 150, LTD, for approval to replat and subdivide a tract of land to establish Hardy Oak MF Subdivision, generally located northwest of the intersection of Wilderness Oak Drive and Hardy Oak Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 8 **180228:** Request by Brian Barron, Lennar Homes, for approval to subdivide a tract of land to establish Robbin's Pointe Subdivision, generally located northeast of the intersection of Marbach Road and Loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 9 **180300:** Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Winding Creek Subdivision, generally located southwest of the intersection of Walzem Road and Gibbs Sprawl Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Annexation**

- Item # 10 Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 45.739 acre property as requested by the property owners, LGI Homes-Texas LLC., located at 10925 Green Road which is contiguous to the City limits of San Antonio and located within the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) in eastern Bexar County. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, Planning Department, Sidra.Schimelpfening@sanantonio.gov, (210) 207-8187)

**Comprehensive Master Plan Amendments**

- Item # 15 **PLAN AMENDMENT CASE # PA-2018-900024 (Council District 10):** A request by Brown & Ortiz, P.C., representative, 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 “Mixed Use Center” to “Civic Center” on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900076)
- Item # 16 **PLAN AMENDMENT CASE # PA-2018-900026 (Council District 2):** A request by Brad McMurray, representative, for approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from from “Light Industrial” to “Mixed Use” on 1.7484 acres out of NCB 30 and NCB 6583, located at 1510 Hoefgen Avenue. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900083)

**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 12 and 13.

Second: Commissioner Ramos.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**The following citizens appeared to speak:** None

**Individual Items**

Item # 12 **(Continued from 01/09/19) PLAN AMENDMENT CASE # PA-2018-900013 (Council District 1):** A request by Patrick Christensen, representative, for approval of a Resolution, to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to Mixed Use" on 0.411 acres out of NCB 1891, located at 741 and 725 West Ashby Place. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900017)

Marco Hinojosa, Planner, presented item #12 2018-900013 to the Planning Commission Patrick Christiansen, applicant, is present.

**The following citizens appeared to speak:** *Teresa Nino (In favor), Tammy Kegley (In favor).*

**Motion**

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

Commissioner Ramos motioned to approve.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

Commissioner Rohr-Allegrini Recused herself at 2:14 p.m.

Item # 13 **PLAN AMENDMENT CASE # PA-2018-900022 (Council District 1):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks/Recreational" to "Mixed Use" on 0.9553 acres out of NCB 708, located at 600 East Cesar Chavez Boulevard. Staff recommends Approval. (John Osten, Senior Planner, (210) 207-2187, John.Osten@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900069)

**No Citizens appeared to speak.**

**Motion**

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

Commissioner Peck motioned to approve.

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

**Motion: Passed**

*Commissioner Rohr-Allegrini returned to room at 2:16 p.m.*

**Withdrawn/Postponed/Pulled**

Item # 11 **(POSTPONED) PLAN AMENDMENT # PA2018-900021 (Council District 8):** A request by Kaufman & Killen, Inc., representative, 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 “Rural Estate Tier” to “General Urban Tier” on 14.315 acres out of NCB 34760 and NCB 18333, located in the 19800 block of Cresta Bella. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900067)

**Approval of Minutes**

Item # 17 Consideration and Action on the Minutes from January 23, 2019.

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

**Director’s Report: None**

**Adjournment**

There being no further business, the meeting was adjourned at 2:16 p.m.

APPROVED



Christopher Garcia, Chairman

ATTEST:



Melissa Ramirez, Assistant Director