

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

November 14, 2018

2:00 PM

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

Andrew Ozuna, Pro-Tem

Michael Garcia Jr | Vacant | June Kachtik |

Jessica Brunson | Kacy Cigarroa | Connie Gonzalez |

Ex-Officio Members

Francine Romero, Chair Zoning Commission | John Kuderer, Chair Board of Adjustment |
| Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

1:30 P.M. - Work Session, Tobin Room

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

- Roll Call
- Present: Peck, C. Garcia, Ozuna, Gonzalez, Kachtik, Cigarroa
- Absent : Brunson
- Luis Antequera, SeproTec translator was 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

Martha Bernal, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **170161:** Request by David C. Frye, for approval to subdivide a tract of land to establish Heritage Oaks Unit 3B MPCD Subdivision, generally located southeast of the intersection of Engelmann Oak and Big Spring Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **170346:** Request by Daniel Hull, 242 Cresta Bella GP, LLC, for approval to replat and subdivide a tract of land to establish Cresta Bella Unit 4B, Enclave Subdivision, generally located north of the intersection of Cresta Bella and Cresta Avenida. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **170385:** Request by Christopher J. Pappas, Pappas Restaurant, Inc., for approval to replat a tract of land to establish Pappas – 281 and Portland Subdivision, generally located at the intersection of U.S. Highway 281 and Portland Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **180057:** Request by Wyatt Truscheit, Idea Public School, for approval to subdivide a tract of land to establish Idea – Marbach Subdivision, generally located northwest of the intersection of Loop 1604 and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6 **180060:** Request by Scott Roberts, Woodlake MHC, LLC, for approval to subdivide a tract of land to establish Woodlake Estates MH – Phase IV Subdivision, generally located at the intersection of Woodlake Parkway and Gibbs Sprawl Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 8 **180095:** Request by Chesley I. Swann III, Milestone Potranco Development, Ltd., for approval to replat and subdivide a tract of land to establish Grosenbacher Ranch Unit - 3 Subdivision, generally located at the intersection of Yellow Birch and American Lotus. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 9 **180173:** Request by Joe Hernandez, KB Home Lonestar Inc., for approval to subdivide a tract of land to establish Texas Research Park Unit-6A Subdivision, generally located southeast of the intersection of Themis Way and Sirius Circle. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 10 **180178:** Request by Bart Swider, Chesmar Homes, for approval to subdivide a tract of land to establish Midway on Babcock Subdivision, generally located northwest of the intersection of Babcock Road and Melissa Ann Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item # 11 **180206:** Request by Blake Harrington, Ashton San Antonio Residential, LLC., for approval to replat and subdivide a tract of land to establish Fischer Tract Unit 2A-1, generally located northeast of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 13 **180279:** Request by Joseph Hernandez, K.B. Home Lone Star Inc., for approval to subdivide a tract of land to establish Falcon Landing-Unit 4 Subdivision, generally located southwest of the intersection of Catalina Port and Blackhawk Pass. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 14 **180282:** Request by Mark Beavers, City of San Antonio, for approval to subdivide a tract of land to establish COSA Fire Station No. 54 Subdivision, generally located southwest of Interstate 10 and Foster Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 18 **180320:** Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Fischer Tract Unit 3A Subdivision, generally located northwest of the intersection of Esperanza Way and Evans Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 21 A request by the Parks and Recreation Department for approval of a resolution recommending the acquisition of a 3.3 acre tract of land in NCB 11520 located at 224 W. Quill Drive in Council District 7. Staff recommends approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)

Variances

- Item # 22 Request by David Pugsley 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", generally located at the northeast corner of Heuermann Rd and Bella Sky. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 26 **PLAN AMENDMENT CASE # 18108 (Council District 3):** A request by Kaufman & Killen, Inc., representative, for approval of a resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 19, Block 8, NCB 10943, located at 1031 Hot Wells Boulevard. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018351 CD)

- Item # 27 **PLAN AMENDMENT CASE # PA-2018-900002 (Council District 1):** A request by Patrick W. Christensen, representative, for approval of a resolution, to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" and "Medium Density Residential" to "Community Commercial" on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-00006)
- Item # 28 **PLAN AMENDMENT CASE # PA-2018-900004 (Council District 2):** A request by James Leonard, applicant, 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 the land use classification from "Light Industrial" to "Low Density Residential" on Lot 11 and Lot 12, Block 15, NCB 1292, located at 111 Seguin Avenue. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900008)

Other Items

- Item # 29 Public hearing and consideration of a resolution recommending the City of San Antonio's conditional consent to the creation of an approximately 232.314 acre Public Improvement District (PID), the proposed Talley Road Special Improvement District by Bexar County; and the approval of a transferable development agreement, between the City and Wayne Lee Benke, owner of the PID property, generally located east of the intersection of Cartwright Trail and Talley Road in the extraterritorial jurisdiction (ETJ) of the City of San Antonio, Bexar County, Texas. Staff recommends Approval. (Priscilla Rosales-Pina, Planning Manager, (210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov, Planning Department)

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 4, 12, 15, 19, 20, 7, 17, 25, 16, 23, 24.

Second: Commissioner Ozuna.

In Favor: Unanimous

Opposed: None

Motion Passed

Pulled for Recusal

At 2:05 p.m. Commissioner Cigarroa recused himself from the Planning Commission.

- Item # 4 **170561:** Request by Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 7 Subdivision, generally located southwest of Potranco Road and State Highway 211. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 12 **170258:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riposa Vita Unit 4 Subdivision, generally located southwest of the intersection of Espada Falls and Toledo Farm. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 15 **180284:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Steubing Farm Unit 4 Subdivision, generally located southwest of the intersection of Hausmann Road and JV Bacon Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 19 **180355:** Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd., for approval to replat and subdivide a tract of land to establish Elm Valley Unit 2A Replat Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 20 **180355:** Request by Kenneth Masters-LGI Homes-Texas, LLC, for approval to replat a tract of land to establish Foster Meadows Unit 8, Lots 1 and 2 Subdivision, generally located northeast of the intersection of Foster Meadows and Still Meadow. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Motion

Commissioner C. Garcia asked for a motion for items 4, 12, 15, 19, and 20 as presented.

Commissioner C. Garcia motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

At 2:06 p.m., Commissioner Cigarroa returned to the Planning Commission.

Individual Items

Item # 7 **180064:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch Subd., Unit 1, generally located north of the intersection of Paraiso Sands and Paraiso Crest. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Gonzalez motioned to approve.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 17 **180294:** Request by Dana Green, Green Land Ventures, Ltd., for approval to replat and subdivide a tract of land to establish River Rock Ranch Unit 3B2 P.U.D. Subdivision, generally located northwest of the intersection of Boerne Stage Road and River Ledge. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

The following citizens appeared to speak:

Francisco Navarete

Michael McClellan

Patricia Deutsch

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned to approve.

Second: Commissioner X

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 25 **PLAN AMENDMENT CASE # 18092 (Council District 3):** A request by Anh Tien Pham, applicant, for approval of a resolution to amend the Highlands Community 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 Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018326 S)

Marco Hinojosa, Planner, presented item #25 18092 to the Planning Commission.
Anh Tien Pham, applicant, is present.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Ozuna motioned to approve as amended.

Second: Commissioner M. Garcia

In Favor: M. Garcia, Gonzalez, Ozuna, Peck

Opposed: Cigarroa, C. Garcia, Kachtik

Motion Fails

Motion to Reconsider

Chairman Peck asked for a motion to reconsider.

Commissioner Kachtik motioned to reconsider.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion to reconsider.

Commissioner Kachtik motioned to approve staff recommendation.

No Second Vote

Motion Fails

Withdrawn/Pulled/Postponed

- Item # 23 **(WITHDRAWN) PLAN AMENDMENT CASE # PA-2018-900001 (Council District 1):** A request by Property Advancement Resources, applicant, for a resolution to amend the Tobin Hill Community 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 Lot 19, NCB 3053, located at 130 Valero Street. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900004)
- Item # 24 **(POSTPONED) PLAN AMENDMENT CASE # PA-2018-900003 (Council District 2):** A request by Brown & Ortiz, P.C., representative, for approval of a resolution to amend the Government Hill Community 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 0.402 acers out of NCB 1276, located at 1943 IH 35 N. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900014)
- Item # 16 **(PULLED) 180285:** Request by Sean O’Neal, LGI Homes – Texas, LLC., for approval to subdivide a tract of land to establish Luckey Ranch Commercial Unit 33A Subdivision, generally located southeast of the intersection of US Highway 90 and Luckey Ranch. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Approval of Minutes

- Item # 31 Consideration and Action on the Minutes from October 24, 2018.

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

Director’s Report:

Adjournment

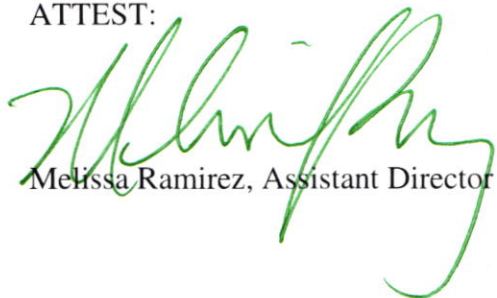
There being no further business, the meeting was adjourned at 2:55 p.m.

APPROVED



George W. Beck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director