

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**January 23, 2019**

**2:00PM**

**1901 S. Alamo**

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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

Dr. Francine Romero, Chair Zoning Commission | Vacant, 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, M. Garcia, Brunson, Kachtik, Carrillo, Ramos, Rohr-Allegrini

- Absent : None

- 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**

Juanita Romero, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **180196:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Whisper Falls Unit 4A Subdivision, generally located southeast of the intersection of Masterson Road and US Highway 90. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2    **180216:** Request by Scott Teeter, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Unit 2A Subdivision, generally located southwest of the intersection of Stillhouse Hollow and W. Loop FM 1604 South. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 3    **180217:** Request by Scott Teeter, HDC Westlakes, LLC and Sean Miller, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes, Unit 2B Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 4    **180238:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westlakes Collector Phase 1 & 2 Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 5    **180239:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westlakes Unit 1 Subdivision, generally located southwest of the intersection of West Loop 1604 South and US Highway 90. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6    **180285:** Request by Shannon Birt, 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)
- Item # 7    **180426:** Request by Candelario Granados, for approval to replat a tract of land to establish La Vid Verdadera Subdivision, generally located at the northeast intersection of Hunter Boulevard and Rockwell Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8    **180452:** Request by Chris Cox, Agent, Frost Bank, for approval to replat and subdivide a tract of land to establish 6.00-Acre Blanco / Parliament Tract Subdivision, generally located northwest of the intersection of Parliament Drive and Blanco Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 9 **18-900002:** Request by Mario Ruiz, Northwest Automotive Services Inc., for approval to vacate a tract of land known as Babcock Acres Subdivision Plat No 870368, generally located northeast of the intersection of Huebner Road and Oakland Boulevard. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, Sara.Serra@sanantonio.gov, Development Services Department)

### **Variances**

- Item # 11 Request by Mr. Jon Robinson, RLA, 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 on Ralph Fair Road and Old Paseo Way Staff recommends approval. (Herminio Griego, (210) 207-6042, Herminio.griego@sanantonio.gov, Development Services Department)
- Item #12 Request by Mr. Jon Robinson, RLA, 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 on Galm Road and Swayback Ranch. Staff recommends Approval. (Herminio Griego, (210) 207-6042, Herminio.griego@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 13.

Second: Commissioner Ramos.

In Favor: Unanimous

Opposed: None

### **Motion Passed**

### **Individual Items**

- Item # 13 **(Continued from January 9, 2018) PLAN AMENDMENT CASE # PA-2018-900011 (Council District 5):** A request by Kaufman & Killen, Inc., representative, for approval of a Resolution, to amend the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Mixed Use" on 3.763 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900039)

Marco Hinojosa, Planner, presented item #13 2018-900011 to the Planning Commission.  
Ashley Kaufman, applicant, is present.  
Mark Tolley, Mission Development Group, is present.  
Tim Alcott, San Antonio Housing Authority, is present.

**The following citizens appeared to speak:**

Mary Ann Hernandez  
Irma Hofmann

**Motion**

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

Commissioner Peck motioned to approve.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Withdrawn/Postponed/Pulled**

Item # 10 **S.P. 1456:** (WITHDRAWN) A Resolution supporting the release of a Deed restriction from a vacant parcel located at 2903 South New Braunfels Avenue (former location of Fire Station No. 20), as requested by Scott Caroselli. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, malmeria@sanantonio.gov)

**Approval of Minutes**

Item # 14      Consideration and Action on the Minutes from January 9, 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 2:37 p.m.

APPROVED



Christopher Garcia, Chairman

ATTEST:



Melissa Ramirez, Assistant Director