

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, April 24, 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.

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

**1:15 P.M. - Work Session, Tobin Room. Briefing and discussion regarding the draft Midtown Area Regional Center Plan, an implementation component of the SA Tomorrow Comprehensive Plan. (Garrett Phillips, AICP, Planning Coordinator, Planning Department).**

**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 actual 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, Carrillo, Rohr-Allegrini
- Absent : Ramos
- SeproTec translators were **NOT** present.
- Citizens to be heard: Darlene Dabbs – 3707 Kahlua Creek spoke in opposition of item #1 on the combined agenda.

**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    **170518:** Request by Lloyd Denton, Jr., Shavano Rogers Ranch North No.3, LTD., for approval to replat and subdivide a tract of land to establish Shavano Highlands, Unit 5 Subdivision, generally located northeast of the intersection of NW Military Highway and Loop 1604. Staff recommends Approval (Martha Bernal, Planner, (210) 207-0210, Martha.bernal@sanantonio.gov, Development Services Department).
- Item # 2    **180080:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 17A Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Roft Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 3    **180214:** Request by Abigail Kampmann, Pecan Parkway, LLC, Bristol Green, LLC, and Tessi Properties, LLC, for approval to replat and subdivide a tract of land to establish Presidio Commercial Subdivision, generally located southeast of the intersection of Presidio Parkway and Interstate Highway 10 West. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4    **180234:** Request by George Atallah, Zena Properties, LLC, for approval to subdivide a tract of land to establish Zena Gardens Subdivision, generally located west of the intersection of SW Military Drive and Old Pearsall Road. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department).
- Item # 5    **180600:** Request by Gustavo Gonzalez, for approval to replat a tract of land to establish Isabella Subdivision, generally located southeast of the intersection of Dolores Avenue and Groff Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 6    **18-900118:** Request by Michael Perez, MP2 Urban Development LLC, for approval to subdivide a tract of land to establish MP2 Fest St. (IDZ) Subdivision, generally located northeast of the intersection of South Flores Street and Fest Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Variances**

- Item # 8    Request by Mr. Kendall NeSmith, P.E., 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 Nacogdoches Road and Salado Cliff Drive. 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 M. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 7, 9, 10.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Commissioner Peck recused himself from Item #7, left the room at 2:12

**Land Transactions**

Item # 7 Resolution authorizing City Council to close, vacate, and abandon a 0.328 acre (14,266 square foot) section of improved road way known as Lester Avenue from the alley north of McKenna to the intersection of Quintana Road in Council District 5, for the purpose of the Quintana Road Realignment Project. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-2099, [adrian.ramirez@sanantonio.gov](mailto:adrian.ramirez@sanantonio.gov))

**Motion**

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

Commissioner Gonzalez motioned to approve.

Second: Commissioner Rohr-Allegrini

In Favor: Unanimous

Opposed: None

**Motion Passed**

Commissioner Peck returned to the room at 2:12



**Comprehensive Master Plan Amendments**

Mirko Maravi presented Plan Amendment Case to Planning Commission

Ashley Fairmont- Applicant was present

**Citizens appeared to speak:** Alma Cross – 621 Pierce Ave spoke in favor; Denise Homer - 821 Mason St spoke in opposition; Terry Hoke - 1306 E. Grayson spoke in favor; Mary Briscoe-Cashman - 823 Ogden spoke in opposition; Peter French - 1001 Austin spoke in favor.

Item # 10 **PLAN AMENDMENT CASE # PA-2019-11600021** (Council District 2): A request by Erin Bley, 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 land use from "Low Density Residential" and "Medium Density Residential" to "Mixed Use" on the east 51.7 feet of Lot 35, Lot 36, Lot 43, Lot 44, Lot 47, NCB 1260, generally located at 808 Quitman, 512 Pierce and 516 Pierce. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department) (Associated Zoning Case Z-2019-10700059)

**Motion**

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

Commissioner Carrillo motioned to approve.

Second: Commissioner Peck

In Favor: Carrillo, Kachtik, Martinez, Peck, Gonzalez, Chairman Garcia

Opposed: M. Garcia, Rohr-Allegrini

**Motion Passed**

**Withdrawn/Postponed/Pulled**

*Item #9: Applicant withdrew request at podium.*

Item # 9 **180539:** Request by James B. Griffin, Brown & Ortiz, P.C., to appeal an Administrative Exception Variance Request for Plat #180539 Mission Trails Commercial Enclave Subdivision, generally located at the intersection of IH-37 and Southeast Military Drive. Staff recommends Denial. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Approval of Minutes**

Item # 17      Consideration and Action on the Minutes from April 10, 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 3:00 p.m.

APPROVED

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

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