

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, July 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  
TBD, Councilmember | Erik Walsh, City Manager

**1:30 P.M. - Work Session, Tobin Room. Staff briefing on the proposed zoning of the Maruchan Texas, Inc., and San Antonio Fire Station #52 properties.**

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.

**2:09 P.M. - Call to Order, Board Room**

**- Roll Call**

**- Present: M. Garcia, Carrillo, Ramos, Martinez, Peck, Gonzalez, Kachtik, C. Garcia**

**Absent : Rohr-Allegrini**

**- Maria E. Murray, 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**

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

**Plats**

- Item # 1    **170500:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 46B Phase 2, PUD Subdivision, generally located southwest of the intersection of Loop 1604 Highway and Alamo Ranch Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 2    **170564:** Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Falcon Landing Unit 6 Subdivision, generally located southwest of the intersection of Culebra Road and Little Geronimo. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3    **180058:** Request by Abida Parveen, HNB Investment, LLC, for approval to replat a tract of land to establish Chase Hill Village Subdivision, generally located along the northeast intersection of Chase Hill Boulevard and Seco Creek. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4    **180250:** Request by Sean Miller, Pulte Homes of Texas, LP and Hugo Guitierrez, Peoples Verdes Ranch Holdings Co., Ltd., for approval to subdivide a tract of land to establish Westlakes Unit 3A Subdivision, generally located northwest of the intersection of Balmorhea Street and Dunlap Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 5    **180253:** Request by Joey Guerra, JGRCBB Investments, LLC., for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 23, generally located east of North Foster Road and south of Binz-Engleman Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6    **180353:** Request by John Brian, TF Cibolo Phase 9B, LP, for approval to subdivide a tract of land to establish Cibolo Canyon-Unit 9B, Enclave Subdivision, generally located northeast of the intersection of Resort Parkway and Monteverde Heights. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 7    **180357:** Request by Joseph C. Hernandez, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Overlook at Medio Creek Unit 5 subdivision, generally located southwest of the intersection of Marbach Road and Marbach Oaks. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)



- Item # 8 **180427:** Request by Michael W. Moore, Perry Homes, for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 1 Unit 5B subdivision, generally located northwest of the intersection of Culebra Road and Kallison Bend. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 9 **180487:** Request by Richard J. Shearer, Superior Silica Sands, LLC, for approval to replat and subdivide a tract of land to establish San Antonio Plant Subdivision, generally located west of the intersection of Fielding Lane and Red Fern Drive. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 10 **180506:** Request by Norman T. Dugas, Jr., for approval to vacate a portion of land out of the Remuda Ranch, Unit-1 Planned Unit Development, generally located north of the intersection of Galm Road and Culebra Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 11 **180539:** Request by Robert J. Chelico, The Trails RV Resort, Repair Shop, and Part Sales, LLC, for approval to replat and subdivide a tract of land to establish Mission Trails Commercial Enclave Subdivision, generally located southeast of the intersection of Southeast Military Drive and Interstate Highway 37 South. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 12 **180548:** Request by Wyatt Truscheit, IDEA Public Schools, for approval to subdivide a tract of land to establish IDEA-Culebra Subdivision, generally located south of Culebra Road and east of Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 13 **180585:** Request by Nicole Collazo, Assistant Secretary for San Antonio Housing Trust Public Safety Corporation, for approval to subdivide a tract of land to establish West Cevallos Apartments-IDZ Subdivision, generally located at the intersection of West Cevallos Street and Marty Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 15 **18-900069:** Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to subdivide a tract of land to establish Sienna Subdivision Phase 2 & 3, generally located northwest of the intersection of Redland Road and Portofino Way. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 16 **19-11800040:** Request by Tuyen Tran, Salado Townhomes, LLC, for approval to replat a tract of land to establish Salado Townhomes Subdivision, generally located southeast of the intersection of Ira Lee Road and Northeast Loop 410. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

- Item # 17 **19-11800047:** Request by Cathy Baier, San Antonio VA, LLC., for approval to replat and subdivide a tract of land to establish San Antonio VA Hospital Subdivision, generally located northeast of Rogers Road and State Hwy 151. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 18 **19-11800072:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Sienna, Phase-4 Subdivision, generally located northeast of the intersection of Portofino Way and Olive Way. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 19 **19-11800138:** Request by J. L. "Joey" Guerra Jr., HPSA Land Partners, LLC, for approval to replat a tract of land to establish Horizon Pointe, U-5 Subdivision, generally located northeast and southeast of the intersection of Lyra Cove and Sandy Bay. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

**Street Name Change**

- Item # 20 Street Name Change Case ADDR-SNC-19-12700002 (Council District 10): A request by Cude Engineers for approval of a Resolution to change Bur Bluff to Burr Bluff, generally located southwest of Chestnut Crossing. Staff recommends Approval. (Valerie Huerta-Rodriguez, Planner, Development Services Department, (210) 207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov)

**Comprehensive Master Plan Amendments**

- Item # 21 (WITHDRAWN) PLAN AMENDMENT # PA-2019-11600029 (Council District 1): A request by John and Jackie Contreras, applicant, for approval of a Resolution to amend the Midtown Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 19, Block 9, NCB 2020, located at 411 Cincinnati Avenue. (Associated Zoning Case Z-2019-10700112) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
- Item # 22 PLAN AMENDMENT # PA-2019-11600015 (Council District 1): A request by The NRP Group, applicant, for approval of a Resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on Lot 2, NCB 9200, located at 4415 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2019-10700046) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)



- Item # 23 PLAN AMENDMENT # PA-2019-11600028 (Council District 1): A request by Phillip Zamora, applicant, for approval of a Resolution to amend the Greater Dellview Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 12 and lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. Staff recommends Approval. (Associated Zoning Case Z2019-10700104) (Michael Pepe, Planner, Michael.Pepe@SanAntonio.gov, 210-207-8208, Development Services Department)
- Item # 24 PLAN AMENDMENT CASE # PA-2019-11600035 (Council District 3): A request by Property Advancement Resorces, 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 "Neighborhood Commercial" on 0.4344 acres out of NCB 6509, located at 334 Rockwood Court and 338 Rockwood Court. Staff recommends Approval. (Associated Zoning Case Z-2019-10700126) (Michael Pepe, 210-207-8208, Michael.Pepe@SanAntonio.gov, Planner, Development Services Department)
- Item # 28 PLAN AMENDMENT CASE # PA-2019-11600047 (Council District 2): A request by the City of San Antonio, 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" to "High Density Residential" on Lot 18, Block 6, NCB 1277, located at 1923 North Interstate 35. Staff recommends Approval. (Associated Zoning Case -2019-10700172) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
- Item # 29 PLAN AMENDMENT CASE # PA-2019-11600049 (Council District 3): A request by Cynthia Puente, 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 "Neighborhood Commercial" to "Community Commercial" on Lot 29, 30, 31, 14, 15, 16, Block 9, NCB 2947, located at 3201 S Gevers Street. Staff recommends Approval. (Associated Zoning Case Z2019-10700140) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

### **Annexations**

- Item # 30 Public hearing and consideration of a Resolution recommending the approval of a proposed annexation as requested by the property owner, Maruchan Texas, Inc., of a 52.48 acre property, located at 11000 Fischer Road, Von Ormy, TX, 78073, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268)

- Item # 31 Public hearing and consideration of a Resolution recommending the approval of a proposed annexation of a 2.51 acre property located at 10440 Quintana Road, San Antonio, TX, 78211, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov , (210) 207-0268)
- Item # 32 PLAN AMENDMENT # PA-2019-11600048 (Council District 4): A request by the City of San Antonio for approval of a Resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Light Industrial" on Lot 3, Block 2, CB 4301A and from "Regional Commercial" to "Public/Institutional" on Lot 4, Block 2, CB 4301A, located at 11000 Fischer Road. Staff recommends Approval. (Kayla Leal, Senior Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Planning Department) (Associated Zoning Case Z-2019-10700175)

### **Variances**

- Item # 33 TPV-19-022 Request by Mr. Joseph Ortega 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", located along Leon Creek between Hwy 151 and Hwy 90. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)
- Item # 34 TPV 19-036 Tree Preservation Variance for SAWS Silverhorn Golf Course 24-Inch Rehab: Request by Mr. Michael Persyn 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", located along the Silverhorn Golf Course. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

### **Other Items**

- Item # 35 A Resolution recommending the Medical Center Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)
- Item # 36 A Resolution recommending the UTSA Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)



- Item # 37 Public hearing and consideration of a Resolution recommending the City of San Antonio consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Gates Special Improvement District, which is generally located along Highway 87, to the east of Real Drive and to west of Beck Road in the extraterritorial jurisdiction (ETJ) of the City San Antonio, Bexar County, Texas; and the approval of a development agreement between the City and MEH Holding Company, Ltd. Staff recommends Approval. (Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210)207-7839.)
- Item # 38 S.P. 2150 Resolution recommending the closure, vacation and abandonment of a 0.497 acre improved portion of right-of-way at the northeast corner of Riverside Drive and Roosevelt Avenue also known as H. F. McCarty Drive as requested by 2450 Roosevelt, Ltd. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-4083, mary.fors@sanantonio.gov]

**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 #14, 25 and 27.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Christopher McCollin presented Item #14 to the Planning Commission.

- Item # 14 **18-900048:** Request by Thomas E. Dreiss, Dreico Investments, LTD., for approval to subdivide a tract of land to establish Anaqua Springs Ranch Unit 7 PUD subdivision, generally located west of the intersection of Scenic Loop Road and Toutant Beauregard Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

*Applicant Aaron Mathis was present to answer commissioner's questions.*

**Motion**

Chairman C. Garcia asked for a motion for the item as presented with the condition of printing a new Mylar.

Commissioner Peck motioned to approve the item as presented.

Second: Commissioner Ramos

In Favor: Unanimous

Opposed: None

**Motion Passed**

Patricia Franco presented Item #25 PA-2019-11600036 to the Planning Commission.

Item # 25 PLAN AMENDMENT # PA2019-11600036 (Council District 10): A request by Robert Herrera, applicant, for approval of a Resolution to amend the Nogalitos/ South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 1 and Lot 2, Block 9, NCB 8965, located at 868 Keats Avenue. Staff recommends Approval. (Associated Zoning Case Z-2019-10700134) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Citizens who appeared to speak:

*Christina Cantu, 847 Brighton, spoke in favor.*

**Motion**

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

Commissioner Ramos motioned to approve the item as presented.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed**



Michael Pepe presented Item #27 PA-2019-11600038 to the Planning Commission.

Item # 27 PLAN AMENDMENT CASE # PA-2019-11600038 (Council District 1): A request by Brown and Ortiz, representative, for approval of a Resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035, located at 1006 Chulie Street, 1010 Chulie Street and 707 Rexford. Staff recommends Denial. (Associated Zoning Case Z2019-10700142) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

*Applicant's representative from Brown and Ortiz amended the request from "Low Density Residential" to "Medium Density Residential" and was present to answer commissioner's questions.*

**Motion**

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

Commissioner Kachtik motioned to approve staff's recommendation for denial.

Second: Commissioner M. Garcia

In Favor: M. Garcia, Kachtik

Opposed: Carrillo, Ramos, Peck, Gonzalez, C. Garcia

**Motion Failed**

**2<sup>nd</sup> Motion**

Commissioner Peck motioned to reconsider Applicants request.

Voice Vote: All in favor

Opposed: None

**Motion Passed**

**3<sup>rd</sup> Motion**

Commissioner Peck motioned to approve the applicants request with amendment.

Second: Commissioner Carrillo

In Favor: M. Garcia, Carrillo, Ramos, Peck, Gonzalez, C. Garcia

Opposed: Kachtik

**Motion Passed**

**Approval of Minutes**

Item # 39      Consideration and Action on the Minutes from July 17, 2019.

**Director's Report**

**Adjournment**

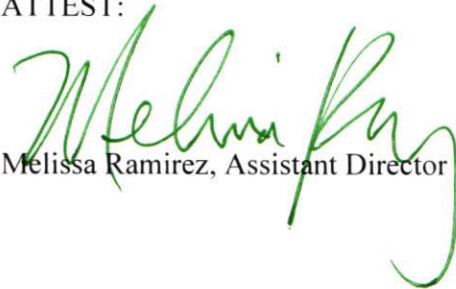
There being no further business, the meeting was adjourned at 2:40 p.m.



APPROVED

  
Christopher Garcia, Chairman

ATTEST:

  
Melissa Ramirez, Assistant Director