

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**August 28, 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. A briefing on the SA Climate Ready Climate Action Adaptation Plan, San Antonio's plan to address greenhouse gas reduction and climate adaptation.**

**A briefing on RID 2019-004 relating to changes to the procedures for residential replats due to HB 3314.**

**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.**

**2:10 P.M. - Call to Order, Board Room**

- Roll Call
- Present: Peck, C. Garcia, M. Garcia, Kachtik, Carrillo, Ramos, Rohr-Allegrini, Gonzalez
- Absent : None
- Maria E. Murray, SeproTec translator was present.
  
- **Citizens to be Heard:** *Dr. Terri Burns (no address), spoke on the Climate Action plan from Worksession; Gerald Hess 158 Montrose, spoke on Item #17 (Postponed) and Brody Alexander 1839 Epyron, spoke on Item #17 (Postponed).*

**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.*

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**Combined Items**

Chris McCollin, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 3    **180076:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 14 Subdivision, generally located northwest of the intersection of Culebra Road and Ranch View East. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 4    **180277:** Request by Andres Jimenez, Felix Cerda and Lucille L. Cerda, for approval to replat and subdivide a tract of land to establish Cerda Subdivision, generally located northeast of the intersection of Pearsall Road and Jarratt Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 5    **180390:** Request by Ram Yellaturu, Skyhawk Villa De San Antonio, LLC. for approval to replat a tract of land to establish Stadium Pointe P.U.D. Unit 1 Subdivision, generally located southeast of the intersection of Hausman Road and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6    **180395:** Request by Blake Harrington, Ashton San Antonio Residential, LLC, for approval to replat and subdivide a tract of land to establish Waterford Park, Unit 8A Subdivision, generally located northwest of the intersection of Waterford Path and Taverns Turn. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 8    **180441:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 3C Subdivision, generally located northeast of the intersection of Davis Ranch and Swayback Ranch. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
- Item # 9    **180532:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 3F, generally located northwest of the intersection of Canyon Street and Mill Park. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 11    **180615:** Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park Unit-6B subdivision, generally located southwest of the intersection of State Highway 211 and Lambda Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)



- Item # 12 **18-900078:** Request by William Jones, 281/Overlook Partners, Ltd., for approval to subdivide a tract of land to establish Overlook Town Center, Unit 1 Subdivision, generally located northeast of Sendero Verde and Highway 281. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 13 **19-11800058:** Request by Eugenio Murillo, Authorized Agent for Habi Land, LLC, for approval to replat and subdivide a tract of land to establish Westover Hills CJW Subdivision, generally located at the intersection of Village Parkway and Raba Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 14 **19-11800091:** Request by Sadruddin Sarfani, Aamil Plaza, LLC, for approval to subdivide a tract of land to establish Aamil Plaza Subdivision, generally located at the intersection of S.E. Military Drive and Emory Oak Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

### Time Extension

- Item # 15 **150383:** Request by Randall H. House, Matirran, LTD, for approval for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development Code (UDC), for Casa Bella Estates, PUD, generally located southeast of the intersection of Redland Road and Jones Maltsberger Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

### Comprehensive Master Plan Amendments

- Item # 18 **PLAN AMENDMENT CASE PA-2019-11600046 (Council District 8):** 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 "Specialized Center" and "Mixed Use Center" to "Mixed Use Center" on 279.745 acres out of NCB 17701, generally located at 4939 North Loop 1604 West. Staff recommends Approval. (Associated Zoning Case Z-2019-10700169)(Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

### Resolutions

- Item # 20 Resolution for approval for the declaration of surplus property, as well as, the sale and conveyance of five real properties owned by the City of San Antonio to East Commerce Realty, LLC or affiliated entity, commonly known as 123 Heiman St., 121 Heiman St., 1154 E. Commerce St., 1164 E. Commerce St., and 1172 E. Commerce St., described as Lots 30, 32, 33, 34, and 35, Block 1, New City Block 679, St. Paul's Square, C.D.B.G. No. 2035 Subdivision, Unit 1, City of San Antonio, Bexar County, Texas as shown by Plat in Attachment A within the Historic St. Paul's Square in Council District 2. Staff recommends Approval. (Pete Alanis, Real Estate Administrator, (210) 207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)

**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 1, 2, 7, 10, 16 & 19.

Second: Commissioner Ramos.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

*Commissioner Peck recused himself from Item #7, left the room at 2:24 pm.*

Item # 7 **180411:** Request by Alyssa Ramones, for approval to subdivide a tract of land to establish Waterwheel Park Collector Subdivision, generally located northwest of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

**Motion**

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

Commissioner Ramos motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed**

*Commissioner Peck returned to the room at 2:25 pm.*

Item # 1 Public hearing, briefing and consideration of the City of San Antonio's FY 2020 Proposed Annual Operating and Capital Budget. (Presented by Zachery W. Kuentz, Assistant Director, Office of Management & Budget and Razi Hosseini, Interim Director, Transportation & Capital Improvements Department)

*Commissioner Carrillo stepped out of the room at 2:54 pm.*

*Commissioner Carrillo returned at 2:58 pm.*

**Motion**

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

Commissioner Ramos motioned to approve.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

Mirko Maravi presented Item #19 PA-2019-11600039 to the Planning Commission.

Item # 16 **PLAN AMENDMENT CASE PA-2019-11600039 (Council District 5):** A request by Juan M. Ramirez, applicant, 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 "Low Density Residential" to "Neighborhood Commercial" on Lot 11 and 12, Block 6, NCB 3163, located at 2234 and 2238 South Laredo Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700145 CD) (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

The applicant was present to answer commissioner's questions.

*Commissioner Gonzalez left the room at 3:16 pm.*

*Commissioner Gonzalez returned at 3:18 pm.*

**Motion**

Chairman C. Garcia asked for a motion to support staff's recommendation for Denial.

Commissioner M. Garcia motioned to approve staff's recommendation for Denial.

Second: Commissioner Gonzalez

In Favor: M. Garcia, Rohr-Allegrini, Kachtik, Peck, Gonzalez, C. Garcia

Opposed: Carrillo, Ramos

**Motion for Denial Passed**



**Withdrawn/Postponed/Pulled**

- Item # 2 **150383:** Request by Randall H. House, Matirran, LTD, for approval for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development Code (UDC), for Casa Bella Estates, PUD, generally located southeast of the intersection of Redland Road and Jones Maltsberger Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 10 **180609:** Request by Chad Nugent, Ladera 1, LLC, for approval to subdivide a tract of land to establish Ladera Commercial, Unit-1 Subdivision, generally located west of the intersection of State Highway 211 and West Groesenbacher. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
- Item # 17 **PLAN AMENDMENT CASE PA-2019-11600042 (Council District 3):** A request by Project Permitting of Texas, applicant, for approval of a Resolution to amend the Brooks Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Medium Density Residential" on Lot 9, Lot 10, Lot 11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Denial. (Associated Zoning Case Z-2019-10700161) (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

*Applicant Withdrew application for Item #19 PA-2019-11600060 at the podium.*

- Item # 19 **PLAN AMENDMENT CASE PA-2019-11600060 (Council District 6):** A request by RM Development Group, applicant, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Regional Center" on 1.577 acres on NCB 17643, located in the 1200 Block of Richland Hills Drive. Staff recommends Denial. (Associated Zoning Case Z-2019-10700186 CD) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

**Approval of Minutes**

- Item # 21 Consideration and Action on the Minutes from August 14, 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 3:42 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Christopher Garcia", with a stylized flourish at the end.

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read "Melissa Ramirez", with a long, sweeping flourish extending to the right.

Melissa Ramirez, Assistant Director



1862-1863