

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**September 11, 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

**1:00 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.**

**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.**

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

- Roll Call
- Present: Peck, C. Garcia, Kachtik, Carrillo, Ramos, Rohr-Allegrini, Martinez
- Absent : M. Garcia, Gonzalez
- Maria E. Murray, SeproTec translator 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.*

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**Combined Items**

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **180039:** Request by Antonio Gaona, Converse Plaza 78, LLC, for approval to subdivide a tract of land to establish FM 78 Plaza Phase 2 Subdivision, generally located southeast of FM 78 (Seguin Road) and Beech Trail. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2    **180070:** Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Winterfell Subdivision Unit 1, generally located southeast of the intersection of Binz-Engleman Road and Foster Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3    **180223:** Request by Sadruddin Sarfani, AAMSHU Inc., for approval to replat a tract of land to establish Sarfani Plaza subdivision, generally located northeast of the intersection of North Loop 1604 East and Redland Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 4    **180262:** Request by Lloyd Denton Jr., SA Kinder West Unit 4, Inc, for approval to replat and subdivide a tract of land to establish Kinder West, Unit 4 (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5    **180318:** Request by Timothy Pruski, Bella Vista C.M.I., LTD, for approval to subdivide a tract of land to establish Hunters Ridge Unit-8 Subdivision, generally located southeast of the intersection of Bobwhite Way and Hunters Ranch. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
- Item # 6    **180336:** Request by Benjamin R. Scot, H-E-B LP, for approval to subdivide a tract of land to establish S Foster & E Houston Sub Subdivision, generally located southwest of the intersection of South Foster Road and F.M 1346. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.bernal@sanantonio.gov, Development Services Department)
- Item # 7    **180361:** Request by Eric and Julee Batchelor, for approval to replat and subdivide a tract of land to establish Batchelor Subdivision (PUD), generally located northwest of Kendall Canyon and Scenic Loop. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 9    **180491:** Request by Leslie Ostrander, Continental Homes of Texas LP, for approval to subdivide a tract of land to establish Langdon Unit 1 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)



- Item # 10 **180558:** Request by Robb Crumpton, Stone Oak Residences, LLC, for approval to Replat a tract of land to establish LIV Wilderness Oak Subdivision, generally located east of the intersection of Blanco Road and Wilderness Oak. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
- Item # 11 **180577:** Request by Bruce Cash, PDI Development, Inc., for approval to replat and subdivide a tract of land to establish Paloma Subdivision Unit 2A, generally located west of Nieto Drive and Charpak Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 12 **18-900124:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to replat and subdivide a tract of land to establish Prescott Oaks, Unit 2 Subdivision, generally located south of intersection of Galm Road and Braun Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 13 **19-11800054:** Request by Robert W. Witte, HT Stone Oak, Land Limited Partnership, for approval to replat a tract of land to establish Coronado Subdivision Unit 2 Enclave, generally located northwest of the intersection of Denali and Bear River. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

### **Comprehensive Master Plan Amendments**

- Item # 16 **PLAN AMENDMENT CASE PA-2019-11600050 (Council District 7):** A request by Munir Ammari, applicant, 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 "Suburban Tier" to "Regional Center" on Lot 1, Block 4, NCB 13722, located at 5603 Kenwick Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700177) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services)
- Item # 17 **PLAN AMENDMENT CASE PA-2019-11600053 (Council District 2):** A request by Harris-Bay, applicant, for approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Medium Density Residential" on Lot 10, Block 17, NCB 664, located at 1101 South Cherry Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700188) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 20 **PLAN AMENDMENT CASE PA-2019-11600061 (Council District 3):** A request by Brown and Ortiz, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Specialized Center" on 426.485 acres out of NCB 15665, located at 15770 South US Highway 281. Staff recommends Approval. (Associated Zoning Case Z-2019-10700211) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

**Resolutions**

Item # 22 A resolution supporting adoption of the SA Climate Ready, Climate Action and Adaptation Plan. Staff recommends Approval. (Douglas Melnick, Chief Sustainability Officer, (210)207-1721, douglas.melnick@sanantonio.gov, Office of Sustainability)

**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 8,14, 15,19 and 21.

Second: Commissioner Ramos.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Second Combined Agenda**

*Commissioner Peck recused himself and left the room at 2:06 pm.*

Item # 8 **180413:** Request by Brian Barron, Lennar Homes of Texas, for approval to subdivide a tract of land to establish Ashton Park Unit 7 (Enclave) Subdivision, generally located southeast of the intersection of Potranco Road and Stagehand Drive. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Item # 14 **19-11800087:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Mi Sueno at Monte Viejo Unit 4 & 5 Subdivision, generally located at the intersection of Glasgow Drive and Copinsay Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-0210, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Motion**

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

Commissioner Ramos motioned to approve all items on the second combined agenda as presented with the exception of items 15, 19 and 21.

Second: Commissioner Rohr-Allegrini.

In Favor: Unanimous

Opposed: None

**Motion Passed**



*Commissioner Peck returned to the room at 2:07 pm.*

**Individual Items**

Deborah Bell, presented the item to the Planning Commission.

Item # 21 Resolution recommending the declaration as surplus and authorizing the sale of 12.38 acres of the decommissioned city-owned Southeast Service Center in NCB 10934 BLK LOT 45 located at 7402 S. New Braunfels Ave in Council District 3. Staff recommends approval. [Deborah Bell, Neighborhood and Housing Services, Neighborhood Improvement Bond, Senior Real Estate Specialist, (210) 207-5460, [deborah.bell@sanantonio.gov](mailto:deborah.bell@sanantonio.gov)]

**Motion**

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

Commissioner Ramos motioned to approve.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

**Motion Passed**

Michael Pepe, Planner, presented item #15 PA-2019-11600044 to the Planning Commission. Rob Killen (applicant's representative) was present to answer commissioner's questions.

Item # 15 **PLAN AMENDMENT CASE PA-2019-11600044 (Council District 8):** A request by Kaufman and Killen, 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 "Rural Estate Tier" to "Suburban Tier" on 18.66 acres out of NCB 18333, located at 7580 Luskey Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2019-10700164) (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)

**Citizens who appeared to speak:**

1. Jenny Swilley-19839 Wittenburg, spoke against.
2. Oscar Castillo-18906 Real Ridge, spoke against.
3. Gilbert Gonzalez-7702 Hayshill, spoke against.
4. Alejandro Gonzalez-18823 Real Ridge, spoke against.

**Motion**

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

Commissioner Peck motioned to approve.

Second: Commissioner Martinez

In Favor: Rohr-Allegrini, Ramos, Kachtik, Martinez, Peck

Opposed: Carrillo, C. Garcia

**Motion Passed**

Patricia Franco, Planner, presented item #19 PA-2019-11600055 to the Planning Commission. James Griffin (applicant's representative) was present to answer commissioner's questions.

Item # 19 **PLAN AMENDMENT CASE PA-2019-11600055 (Council District 2):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Camelot 1 Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Business Park" to "Medium Density Residential" on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700192) (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)

**Citizens who appeared to speak:**

1. Gwen Wilson-509 Sunhaven Dr., spoke against.
2. Patricia Slone-7418 Castle Throne, spoke against.

**Motion**

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

Commissioner Rohr-Allegrini motioned to approve.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Withdrawn/Postponed/Pulled**

Item # 18 **PLAN AMENDMENT CASE PA-2019-11600054 (Council District 2):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Dignowity Hill Neighborhood 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 0.761 acres out of NCB 530, located at 931 North Olive Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700191) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

**Approval of Minutes**

Item # 17      Consideration and Action on the Minutes from August 28, 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 3:29 p.m.

APPROVED

  
Christopher Garcia, Chairman

ATTEST:

  
Melissa Ramirez, Assistant Director



with a letter