

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

January 8, 2020

2:00PM

1901 S. Alamo

At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

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 | Vacant |
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 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.

2:03 P.M. - Call to Order, Board Room

- Roll Call
- Present: C. Garcia, Peck, Gonzalez, Rohr-Allegrini, M. Garcia, Carillo, Kachtik
- Absent : None
- Jacqueline Payan, SeproTec translator was present.
- Public Comment:

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

Nicole Salinas, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **180122:** Request by Jay A. Hanna, WPE Ventures, LLC and Hanna McGee Development, Inc., for approval to subdivide a tract of land to establish Westpointe East, Unit 22-Q2 subdivision, generally located southwest of the intersection of Loop 1604 and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
- Item # 2 **180147:** Request by Michael C. Brisch, Perry Homes, LLC, for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 1 Unit 2D Subdivision, generally located northwest of the intersection of Culebra Road and Ranch View West. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 3 **180226:** Request by Lloyd A. Denton, Jr., AGI Kinder Ranch LTD and AGI Kinder Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit-3 (Enclave) Subdivision, generally located southwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 4 **180289:** Request by Shannon Birt, LGI Homes-Texas, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 12 Subdivision, generally located southeast of the intersection of West Montgomery Road and Luckey River. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 6 **180488:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Copper Canyon Unit 2 Subdivision, generally located southeast of the intersection of Wiley Road and Bulverde Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 9 **180588:** Request by David C. Frye, San Antonio 2016, LLC, for approval to subdivide a tract of land to establish Ackerman Gardens Unit 3 Subdivision, generally located southeast of the intersection of North Foster Road and Binz-Engleman Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 11 **19-11800043:** Request by Joseph Hernandez, KB Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Champions Landing Unit 3 Subdivision, generally located southwest of the intersection of Marbach Road and Cagnon Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

- Item # 12 **19-11800061:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 48B, PUD Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Alamo Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 13 **19-11800068:** Request by Robert Melvin, Legacy Lofts on St. Mary's, LLC., for approval to subdivide a tract of land to establish St. Mary's Townhouse Subdivision IDZ, generally located southwest of the intersection of East Euclid Avenue and North St. Mary's Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 14 **19-11800130:** Request by Archbishop Gustavo Garcia-Siller, St Jerome's Catholic Church, for approval to replat and subdivide a tract of land to establish St. Jerome's Church Subdivision, generally located northeast of the intersection of FM 1516 and Real Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
- Item # 15 **19-11800195:** Request by J.L. Joey Guerra, Jr., HPSA Land Partners, LLC, and Integrated Asset Management, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 17 & 18 Subdivision, generally located southeast of the intersection of Binz-Engleman Road and Woodlake Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 16 **19-11800380:** Request by Paul Merlo, Marisa Monique Rubio, and Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to replat a tract of land to establish Marbach Lot 59 Replat Subdivision, generally located southwest of the intersection of South Ellison Drive and Marbach Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)
- Item # 17 **19-11800428:** Request by Scott Henneke, Henneke Financial Group, LLC, for approval to subdivide a tract of land to establish Vine Street Subdivision, IDZ, generally located at the intersection of South Gevers Street and Vine Street. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 21 **PLAN AMENDMENT CASE PA-2019-11600073 (Council District 8):** A request by Healing Hands Veterinary Services, PLLC, 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 "Rural Estate Tier" to "Suburban Tier" on Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff recommends Approval. (Associated Zoning Case Z-2019-10700269 S) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

- Item # 23 **PLAN AMENDMENT CASE PA-2019-11600092 (Council District 2):** A request by Brown and Ortiz, applicant, for approval of a Resolution to amend the IH-10 East Corridor Perimeter 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 8.781 acres out of NCB 17990, located at 7975 Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2019-10700318) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, 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 5, 7, 8, 10, 18, 19, 20, 22, 24, and 25.

Second: Commissioner Carillo.

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

Opposed: None

Motion Passed

Pulled

- Item # 7 **180501:** Request by Craig Glendenning, 20.53 Acre Babcock Road, LLC, for approval to subdivide a tract of land to establish Cielo Villas Subdivision, generally located northeast of the intersection of Cielo Vista Drive and Babcock Road. Staff recommendation Pending. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Commissioner Kachtik entered the Planning Commission meeting at 2:05 pm

Individual Items

Recusals

Commissioner Carillo recused from Item #5 at 2:05 pm.

- Item # 5 **180474:** Request by Gordon Hartman, Scooby Investments, LLC, for approval to subdivide a tract of land to establish Republic Creek, Unit 2 Subdivision, generally located southeast of the intersection of Southeast Loop 410 and South WW White Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Motion

Chairman C. Garcia asked for a motion for item # 5 as presented.

Commissioner Gonzalez motioned for Approval.

Second: Commissioner Peck.

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

Opposed: None

Motion Passed

Commissioner Carillo re-entered the Planning Commission meeting at 2:06 pm.

Commissioner Peck recused from Item #8 at 2:07 pm.

Item # 8 **180551:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Collector Crossing Subdivision, generally located north of the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria. Castro@sanantonio.gov, Development Services Department).

Motion

Chairman C. Garcia asked for a motion for item # 8 as presented.

Commissioner Gonzalez motioned for Approval.

Second: Commissioner M. Garcia

In Favor: C. Garcia, Gonzalez, Rohr-Allegriani, M. Garcia, Carillo, Kachtik

Opposed: None

Motion Passed

Commissioner Peck recused from Item #10 at 2:08 pm.

The Engineer was present to answer commissioner questions.

Item # 10 **180614:** Request by Leslie Ostrander, CHTEX of Texas, LP., for approval to replat and subdivide a tract of land to establish Solana Ridge Subdivision Unit 15, generally located southwest of the intersection of Quantum Loop and Loop 410. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

The following citizens appeared to speak:

David DeKunder, 7030 Quantum Loop, spoke in opposition.

Odelia Lara, 7030 Quantum Loop, spoke in opposition.

Motion

Chairman C. Garcia asked for a motion for item # 10 as presented.

Commissioner Gonzalez motioned for Approval.

Second: Commissioner M. Garcia

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

Opposed: None

Motion Passed

Commissioner Peck re-entered the Planning Commission at 2:40 pm.

Commissioner Rohr-Allegrini recused from items 18 & 19 at 2:40 pm.

Item # 18 **160295:** Request by Efraim Varga, S. Presa Development, LLC, 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 the Lotus Urban Townhomes East, IDZ, generally located southeast of the intersection of West Carolina Street and South Presa Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item # 19 **160296:** Request by Efraim Varga, S. Presa Development, LLC, 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 the Lotus Urban Townhomes West, IDZ, generally located southeast of the intersection of West Carolina Street and South Presa Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Motion

Chairman C. Garcia asked for a motion for items 18 & 19 as presented.

Commissioner Gonzalez motioned for Approval.

Second: Commissioner Peck.

In Favor: C. Garcia, Peck, Gonzalez, M. Garcia, Carillo, Kachtik

Opposed: None

Motion Passed

Commissioner Rohr-Allegrini re-entered the Planning Commission meeting at 2:41 pm.

Mirko Maravi, Senior Planner, presented item #20 to the Planning Commission. James McKnight, Representative, was present to answer commissioner questions.

Item # 20 **(Continued from 12/11/19); PLAN AMENDMENT CASE PA-2019-11600089 (Council District 8):** A request by Jean Latsha, 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 "General Urban Tier" on 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700305) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

The following citizens appeared to speak:

Cynthia Scogin, read a letter in opposition to the Planning Commission.

Motion

Chairman C. Garcia asked for a motion for item # 20 as presented.

Commissioner Peck motioned for Approval.

Second: Commissioner Gonzalez

In Favor: Peck, Gonzalez

Opposed: M. Garcia, Rohr-Allegrini, Carrillo, Kachtik, C. Garcia

Motion Failed

Proceeds to City Council as a Motion of Denial due to a lack of a motion.

Lorianne Thennes, Planner, presented item #22 to the Planning Commission. Mark Garandos, Representative, was present to answer commissioner questions.

Item # 22 **PLAN AMENDMENT CASE PA-2019-11600091 (Council District 3):** A request by GFR Development, Applicant, for approval of a Resolution to amend the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed-Use" to "Regional Mixed-Use" on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700302) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

The following citizens appeared to speak:

Bille Zimmerman, 4018 Skylark, showed pictures and spoke in opposition.

Raquel Borrego, 946 Avondale, spoke in opposition.

Gloria Borrego, 946 Avondale, spoke in opposition.

Motion

Chairman C. Garcia asked for a motion for item # 22 as presented.

Commissioner Peck motioned for staff's recommendation of Denial.

Second: Commissioner Rohr-Allegrini

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

Opposed: Gonzalez

Motion Passed as Denial

Michael Pepe, Planner, presented item #24 to the Planning Commission. Joseph Lopez, Representative, was present to answer commissioner questions.

Item # 24 **PLAN AMENDMENT CASE PA-2019-11600096 (Council District 5):** A request by Joseph Lopez, Jr, representative, 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 "Neighborhood Commercial" to "Regional Commercial" on Lot 1 and 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700328) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

The following citizens appeared to speak:

Alice Martinez, 8939 Imperial Cross, spoke in opposition.

Linda Trub, 1407 Gladstone, spoke in opposition.

Motion

Chairman C. Garcia asked for a motion for item # 24 as presented.

Commissioner Kachtik motioned for staff's recommendation of Denial.

Second: Commissioner Carillo

In Favor: Unanimous

Opposed: None

Motion Passed as Denial

Michael Pepe, Planner, presented item #25 to the Planning Commission. Representative, was present to answer commissioner questions.

Item # 25 **PLAN AMENDMENT CASE PA-2019-11600091 (Council District 3):** A request by GFR Development, Applicant, for approval of a Resolution to amend the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed-Use" to "Regional Mixed-Use" on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700302) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

The following citizens appeared to speak:

Juanita Caldwell, passed time.

Motion

Chairman C. Garcia asked for a motion for item # 25 as presented.

Commissioner Peck motioned for Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 26 Consideration and Action on the Minutes from December 11, 2019.

Chairman C. Garcia motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Adjournment

There being no further business, the meeting was adjourned at 3:54 p.m.

APPROVED

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

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read "Melissa Ramirez", with a long horizontal line extending from the end.

Melissa Ramirez, Assistant Director