

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

---

**March 11, 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. | VACANT | John Jackson | Julia Carrillo | Matthew Proffitt |  
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.

**2:14 P.M. - Call to Order, Board Room**

- Roll Call
- Present: C. Garcia, M. Garcia, Rohr-Allegrini, Gonzalez, Proffitt, Carrillo, Martinez
- Absent : Peck, Jackson
- Jacqueline Pavan, SeproTec translator was present.

Chairman Christopher Garcia asked for a moment of silence followed by some kind words in remembrance of Commissioner June Kachtik and her time on the Planning Commission.

**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**

Joyce Palmer, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **180425:** Request by Drake Thompson, MCM Texas Development, LLC, for approval to subdivide a tract of land to establish MTD S. Hausman Subdivision, generally located north of the intersection of South Hausman Road and Prue Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 3    **180574:** Request by Steve Braha, SLF IV Culebra 1604 Investors JV, L.P., for approval to subdivide a tract of land to establish Culebra Commons Phase II Commercial Subdivision, generally located south of the intersection of Culebra Spur and Loop 1604. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 4    **18-900064:** Request by Louis Trapolino, Green Lake Meadow, LTD, for approval to replat and subdivide a tract of land to establish Green Lake Meadow Subdivision, generally located east of the intersection of South WW White Road and Higdon. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 5    **19-11800029:** Request by Louis Trapolino, Somerset Trails, Ltd. For approval to replat and subdivide a tract of land to establish Somerset Trails Subdivision, generally located south of the intersection of I.H. 35 and Somerset Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6    **19-11800172:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Whisper Falls, Unit 4B, generally located southeast of the intersection of U.S. Highway 90 West and Masterson Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #7    **19-11800233:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Messina Subdivision, generally located north of the intersection of Bulverde Road and TPC Parkway. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
- Item #8    **19-11800466:** Request by Jennifer Gonzalez, for approval to subdivide a tract of land to establish LaChapelle IDZ Subdivision, generally located east of the intersection of South Flores Street and East LaChapelle Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).



**Variance**

- Item # 9 **TPV 20-010:** Request by Mr. Mario Valdez for approval of a tree preservation variance request from Unified Development Code Section 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 from the southwest corner of Wurzbach Parkway and North Loop Road along Salado Creek. Staff recommends Approval. (Mark C Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

**Land Transaction**

- Item # 10 **S.P. 2214** - Resolution recommending the closure, vacation and abandonment of an unimproved portion of Archer Street Public Right-of-Way in City Council District 1, as requested by HG Property Management L.P., a Texas limited partnership and Modern Builders Inc., for a fee of \$108,600.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
- Item # 11 **S.P. 2225** - Resolution recommending the reconfiguration of the Aransas Avenue Public Right-of-Way which will close to vehicular travel an improved portion of Aransas Avenue Public Right-of-Way and repurpose the area to include pedestrian facilities, a median and green space in Council District 2, a 2017-2022 General Obligation Bond Pedestrian Mobility and Street Project, as requested by the City of San Antonio Public Works Department. Staff recommends Approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)

**Comprehensive Master Plan Amendments**

- Item #12 **(Continued from 02/26/2020) PLAN AMENDMENT CASE PA-2020-11600002 (Council District 1):** A request by Oscar Flores, 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 "Low Density Residential" to "Neighborhood Commercial" on Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012, located at 5230 and 5118 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700011) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
- Item #14 **PLAN AMENDMENT CASE PA-2020-11600012 (Council District 5):** A request by Richard Lira, 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 "Mixed Use" on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff recommends Approval. (Associated Zoning Case Z-2020-10700008) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

**Motion**

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

Commissioner Gonzalez motioned to approve all items on the combined agenda as presented with the exception of items 2 and 13.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 7-0**

**Withdrawn**

Item #2 Plat 180501 has been withdrawn.

**Individual Items**

Item #13 **PLAN AMENDMENT CASE PA-2020-11600008 (Council District 3):** A request by Brown & Ortiz, P.C., for approval of a Resolution to change the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Specialized Center" to "Mixed Use Center" on 202.807 acres out of CB 4007, generally located in the 11900 - 12600 block of IH-37 South. Staff recommends Approval. (Associated Zoning Case Z-2020-10700036) (Patricia Franco, Planner 210-207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov); Development Services Department).

**The following citizens appeared to speak:**

1. Jim Pruski, 13105 Donod Rd, spoke in opposition.

**Motion**

Chairman C. Garcia asked for a motion for item # 13 as presented.

Commissioner Proffitt motioned for Approval.

Second: Commissioner M. Garcia

In Favor: Proffitt, M. Garcia

Opposed: Rohr-Allegri, Carrillo, Martinez, Gonzalez, C. Garcia

**Motion Failed with a vote of 2-5**

**Motion**

Commissioner Rohr-Allegrini requested motion to reconsider.

Chairman C. Garcia asked for a motion to reconsider for item # 13 as presented.

Commissioner Gonzalez motioned for Approval.

Second: Commissioner Rohr-Allegrini

In Favor: Unanimous

Opposed: None

**Motion to Reconsider passed with a vote of 7-0**

**Motion**

Chairman C. Garcia asked for a motion for item # 13 as presented.

Commissioner Rohr-Allegrini motioned for Denial.

Second: Commissioner Gonzalez

In Favor: Rohr-Allegrini, Gonzalez, M. Garcia, Carrillo, Martinez, Gonzalez, C. Garcia

Opposed: Proffitt

**Motion Passed as Denial with a vote of 6-1**

**Approval of Minutes**

Item # 15      Consideration and Action on the Minutes from February 26, 2020.

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 2:53 p.m.

APPROVED



Christopher Garcia, Chairman

ATTEST:



Melissa Ramirez, Assistant Director



**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM "PARKS/OPEN SPACE" AND "LOW DENSITY RESIDENTIAL" TO "LOW DENSITY RESIDENTIAL" AND "MEDIUM DENSITY RESIDENTIAL" FOR 21.6 ACRES OF LAND LOCATED AT 16650 JONES MALTSBERGER ROAD.**

**WHEREAS**, the San Antonio International Airport Vicinity Land Use Plan was adopted on May 20, 2010 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing and recommended **Approval** of the proposed amendment on May 13, 2020; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be Consistent with City policies, plans and regulations and in conformance with the Unified Development Code, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The amendment to the San Antonio International Airport Vicinity Land Use Plan, attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **Approval** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13TH DAY OF MAY 2020.

Attest:

  
\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
\_\_\_\_\_  
Christopher Garcia, Chair  
San Antonio Planning Commission