

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

May 13, 2020

2:00PM

Videoconference

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

1:45 P.M. - Work Session, Videoconference. 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.

2:07 P.M. - Call to Order, Videoconference

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

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

Logan Sparrow, Development Services Manager, presented the combined hearing items to the Planning Commission via videoconference.

Plats

- Item # 1 **180414:** Request by John Brian, TF Cibolo Monteverde Ph4, L.P., for approval to subdivide a tract of land to establish Monteverde Unit 2, Phase 4 (Enclave), generally located northwest of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **180531:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 3D, generally located northwest of the intersection of Galm Road and Mill Pass. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 3 **18-900033:** Request by Kennon Masters, LGI Homes-Texas, LLC, for approval to subdivide a tract of land to establish Preserve at Medina Unit 2 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department).
- Item # 4 **18-900101:** Request by David C. Frye, San Antonio 2015, LLC, for approval to subdivide a tract of land to establish Olson Ranch, generally located southwest of the intersection of US Highway 90 West and WT Montgomery Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800215:** Request by Lloyd A. Denton, Jr. SA Willis Ranch Unit 4B, LTD., for approval to subdivide a tract of land to establish Willis Ranch Unit 4B (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and East Borgfeld Drive. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #7 **19-11800270:** Request by Lloyd A Denton Jr., SA Kinder Ranch No. 2, LTD, for approval to subdivide a tract of land to establish Kinder Parkway Unit-7 Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department).
- Item #8 **19-11800273:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Rittiman Tract Subdivision, Unit 1, generally located west of the intersection of Rittiman Road and Seguin Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

- Item # 9 **19-11800324:** Request by David C. Frye, San Antonio 2015, LLC, for approval to subdivide a tract of land to establish Heritage Oaks, Unit 4, generally located southwest of the intersection of Loop 410 and Southton Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 10 **19-11800336:** Request by Bart Swider, Chesmar Homes, for approval to subdivide a tract of land to establish Stahl Road Subdivision (PUD) Subdivision, generally located at the intersection of Stahl Road and Higgins Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 11 **19-11800403:** Request by San Antonio Housing Authority, for approval to replat and subdivide a tract of land to establish Alazan Lofts – IDZ Subdivision, generally located at the intersection of South Smith Street and El Paso Street. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 12 **19-11800422:** Request by Daniel Rodriguez, Oleander Roof Top Living Near the Pearl, LLC, for approval to subdivide a tract of land to establish Carson/Oleander Development - IDZ Subdivision, generally located southeast of the intersection of East Carson Street and Oleander Street. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 13 **19-11800436:** Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Del Lago Parkway South Phase 2A (TIF), generally located southwest of the intersection of South Flores Street and US Hwy 281. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Variances

- Item # 14 **TPV 20-026:** Request by Mr. Brandon Ross 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.” The site is generally located at 1349 Neal Road. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).
- Item # 15 **TPV 20-032:** Request by Mr. Brandon Ross 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.” The site is generally located 1.4 miles North of the intersection of Groenbacher Road & Highway 90. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Item # 16 **TPV 20-034:** Request by Mr. Jon Robinson 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 at west Groesenbacher Road west of Canthree Drive. Staff recommends Approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

Item #18 **PLAN AMENDMENT CASE PA-2020-11600011 (Council District 9):** A request by Brown and Ortiz, Representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Business Park” and “Parks/Open Space” to “Light Industrial” on 10.2 acres out of NCB 12694, located at 306 North Loop Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700043) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Item # 11**Public Comment:**

Letter written in opposition by Sarah Gould was read aloud by Logan Sparrow, Development Services Manager.

Three voicemails in opposition received by: Victor Cantu, Ms. Castillo, and Irma Hoffman.

Two citizens called in to speak in opposition: Graciela I. Sanchez and Amy Eastley.

Motion

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

Commissioner Proffitt motioned to approve all items on the combined agenda as presented with the exception of items 6, 17, 19, and 20.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Individual Items

Item #6 **19-11800237:** Request by William Jones, 281/Overlook Partners LP., for approval to subdivide a tract of land to establish Overlook Town Center Unit 2 Subdivision, generally located at the intersection of U.S. Highway 281 North and Overlook Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Recusal

Commissioner Carrillo recused herself at 2:29 PM.

Motion

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

Commissioner Peck motioned to approve item # 6 as presented.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Item #17 **PLAN AMENDMENT CASE PA-2019-11600094 (Council District 10):** A request by Killen, Griffin, & Farrimond, PLLC, Representative, for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks/Open Space" and "Low Density Residential" to "Low Density Residential" and "Medium Density Residential" on 21.6 acres out of NCB 17194, located at 16650 Jones Maltsberger Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700322 ERZD) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Emily Weissler, Representative, presented item # 17 to the Planning Commission.

Public Comment:

Karen Washington left a voicemail in opposition.

Paul Royal Priest called to speak in opposition

Motion

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

Commissioner Proffitt motioned to approve item # 17 as presented.

Second: Commissioner Peck

In Favor: Jackson, Proffitt, Peck, Gonzalez, McGhee, C. Garcia

Opposed: Carrillo, Rohr-Allegrini

Motion Passed as Approval with a vote of 6-2

Item #19 **PLAN AMENDMENT CASE PA-2020-11600016 (Council District 7):** A request by Hector Perez, representative, for approval of a resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 24 and Lot 25, Block 4, NCB 18655, located at 7239 Still Brook Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z2020-10700067) (Mercedes Rivas, Senior Planner, (210) 207-0215, mercedes.rivas2@sanantonio.gov, Development Services Department)

Kristie Flores, Planning Manager, presented Item #19 to the Planning Commission. Victoria Garza, Applicant, Requested a change from community commercial to neighborhood commercial. Staff recommended approval of this alternate recommendation.

Motion

Chairman C. Garcia asked for a motion for the item with alternate recommendation.

Commissioner Gonzalez motioned to approve item as presented.

Second: Commissioner Rohr-Allegrini

In Favor: Unanimous

Opposed: None

Motion Passed as Approval of alternate recommendation with a vote of 8-0

Item #20 **PLAN AMENDMENT CASE PA-2020-11600017 (Council District 7):** A request by Marylinda Rios, applicant, for approval of a Resolution to amend the Near Northwest 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 1, Block 1, NCB 6692, save and except 0.0002 acres out of NCB 6692, located at 1901 Fredericksburg Road. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Kristie Flores, Planning Manager, presented Item # 20 to the Planning Commission. Applicant, Mary Linda Rios, was present via phone for questions.

Motion

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

Commissioner Rohr-Allegrini motioned for approval of applicant's request.

Second: Commissioner Proffitt

In Favor: Unanimous

Motion passed as Approval of the applicant's request with a vote of 8-0

Approval of Minutes

Item # 21 Consideration and Action on the Minutes from March 11, 2020.

Chairman C. Garcia asked for a motion for approval of the minutes.

Commissioner Gonzalez motioned to approve minutes from March 11, 2020

Second: Commissioner Carrillo

In favor: Jackson, Carrillo, Proffitt, Rohr-Allegrini, McGhee, Gonzalez, C. Garcia

Abstain: Peck

Motion passes for Approval with a vote of 7-0

Adjournment

There being no further business, the meeting was adjourned at 4:12 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Christopher Garcia", with a long horizontal stroke extending to the right.

Christopher Garcia, Chairman

ATTEST:

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

Melissa Ramirez, Assistant Director