

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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January 25, 2017

2:00 PM

1901 S. Alamo

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### Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

George W. Peck, Chair |  
Marcello Martinez, Vice Chair | Christopher Garcia, Pro-Tem|  
Jody R. Sherrill | Michael Garcia Jr | Casey Whittington |  
June Kachtik | Kacy Cigarroa | Andrew Ozuna |

### Ex-Officio Members

Francine Romero, Chair Zoning Commission | Mary Rogers, Chair Board of Adjustment |  
| Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

**1:30 P.M. - Work Session, Tobin Room**

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

- **Roll Call**
- **Present: Peck, Martinez, C. Garcia, Sherrill, M. Garcia, Cigarroa, Whittington, Kachtik, Ozuna, Rogers**
- **Absent : None**
- Arianne Villanueva, World Wide Translators, present.
- **Citizens to be Heard**
- Dagoberto Almendarez, spoke in favor for Item # **10 PA 17014**

### 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**

Mercedes Rivas, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **150227:** Request by Israel Fogiel, Tenotex Partners, Inc., for approval to subdivide a tract of land to establish Glenloch Farms Unit 3 Subdivision, generally located southwest of the intersection of Binz-Engleman and Texas Palm. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2    **160112:** Request by Lloyd A. Denton, Jr., LFV Properties, Ltd., SA Kinder Ranch No. 2, Ltd. and SA Kinder West Units 1 & 2, Inc., for approval to subdivide a tract of land to establish Kinder West Unit 1 (Enclave) Subdivision, generally located west of the intersection of Kinder Parkway and Kinder Bluff. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4    **160254:** Request by Eloy Sotello, for approval to replat a tract of land to establish Meadow Leaf Commercial Subdivision, generally located northeast of the intersection of Interstate Highway South West Loop 410 and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 5    **160380:** Request by John Cork, CW Cagnon LLC, for approval to replat and subdivide a tract of land to establish Champions Landing Unit 1 Subdivision, generally located south of the intersection of Battlecry and Jazzstar. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6    **160468:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to Replat a tract of land to establish Valencia Park Enclave, Phase B Subdivision, generally located north of Borgfeld Drive and east of Blanco Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 7    **160532:** Request by Gerald W. Crump, Jr., Cumberland Potranco Joint Venture and George A. "Chip" Field, III, Cumberland 211, LTD., for approval to subdivide a tract of land to establish Stevens Ranch Commercial Unit C-1 Subdivision, generally located northwest of the intersection of Stevens Parkway and Potranco Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Alternative Pedestrian Plan**

- Item # 8    **16-00003:** Request by Chad Nugent, Cook Inlet Region, Inc., for approval of the Ladera Alternate Pedestrian Plan, generally located northwest of the intersection of U. S. Highway 90 and State Highway 211. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Land Transaction**

- Item # 9 A Resolution authorizing to declare as surplus and sell the following nine (9) following vacant City-owned properties: 406 Azucena, described as Lots 29 and 30, Block 10, New City Block 8320; 111 Bogue, described as Lot 12, Block 14, New City Block 10350; 910 El Paso, described as East 25.4 feet of D, Block 1, New City Block 2441; 106 Juarez, described as Lot 24, Block 107, New City Block 183; 410 S. Picoso, described as 100 feet of Lots 10, 11 and 12, or Red E and F, ARB A-12, and A-11, Block 13, New City Block 3049; 1014 Romero, described as Lot 7 and south 1/2 of Lot 6, Block 6, New City Block 8094; 3106 Saunders, described as West 15 Feet of North 90 feet of Lot 1 and East 22 Feet of Lot 2, Block 14, New City Block 3050; Juarez, described as Lots 1-5, New City Block 183; 611 Oriental Street, described as Lots 1 thru 8, Block 10, NCB 6253, in Council District 5. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

**Annexation**

- Item # 12 A public hearing and resolution recommending the approval of the Fourth Amendment and restated agreement to extend Limited Purpose Annexation and to extend the date for Full Purpose Annexation to February 2, 2047 between Presto Tierra, LLC, PDC Preserve at the Medina River LTD., CST Stations Texas, LLC and the City of San Antonio for approximately 534.22 acres of land generally located at the southwest corner of State Highway 16 and Watson Road, known as South Lake and terminating the associated Development Agreement approved by City Council on January 5, 2006. [Bridgett White, Director of the Department of Planning and Community Development, 210-207-0147, bridgett.white@sanantonio.gov].

**Motion**

Chairman Peck asked for a motion for the items as presented.

Motion: Commissioner Martinez motioned to approve all items on the combined agenda as presented with the exception of items # 3, # 10, # 11 and # 13.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

**Chairman Peck recused himself from Item # 3 at 2:05 p.m.**

- Item # 4    **160123:** Request by David Grove, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Ashton Park Unit 4 (Enclave) Subdivision, generally located southwest of the intersection of Potranco Road and Sebastian Farm. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Mercedes Rivas, Planner, presented Item # 3 to the Planning Commission.

Applicant passed time to address the Planning Commission.

**No citizens appeared to speak.**

**Motion**

Vice Chair Martinez asked for a motion for item # 3, **160123** as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Peck

**Motion Passed**

**Chairman Peck re-entered the Planning Commission meeting at 2:06 pm.**

- Item # 10    **PLAN AMENDMENT # 17014 (Council District 3):** A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Highlands 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 1.6142 acres out of NCB 3819 and NCB 3815 and to "Neighborhood Commercial" on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. (Nyiah Acosta, Planner (210) 207-8302, Nyiah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017049)

Nyliah Acosta, Planner, presented Item 10 PA 17014 to the Planning Commission with staff's recommendation for Approval. She stated 53 notices were mailed to property owners within 200 feet, 0 notices returned in opposition and 0 notices returned in favor.

James Griffin, representative, presented the background information for the property and surrounding area to the Planning Commission. He stated request is for a Family Dollar business, and the applicant has been working with the community. The representative stated he received a petition in favor from the Southeast Citizens Committee from the area.

**The following citizens appeared to speak:**

Steven Moreno, spoke in opposition of the commercial business choice for the property.

Jose Martinez, Highland Park Neighborhood Association, spoke in opposition.

Angela Cardona, spoke in opposition and requested a continuance to allow more time to work with the representative.

Commissioner questions and comments regarding the plan amendment request.

**Motion**

Chairman Peck asked for a motion for item # 10, PA 17014 as presented.

Motion: Commissioner M. Garcia made a motion for a continuance to February 22, 2017.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 11 **PLAN AMENDMENT # 17015 (Council District 10):** A request by Salah E, Diab for approval of a resolution to amend the future land use plan contained in 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 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department) (Associated Zoning Case Z2017047)

Erica Greene, Planner, presented item #11 PA 17015 to the Planning Commission with staff's recommendation of Approval.

No Applicant present.

**No citizens appeared to speak.**

**Motion**

Chairman Peck asked for a motion for item # 11, PA 17015 as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 13 Resolution appointing members of the Planning Commission to the Planning Commission Technical Advisory Committee and to the Nominating Committee. (Yvette Thomas, Sr. Planner, (210) 207-8214, yvette.thomas@sanantonio.gov, Development Services Department)

**Nominations for the Planning Commission Technical Advisory Committee for a two (2) year term**

**Motion**

Commissioner Martinez nominated Commissioner Sherrill to serve as a member of the Planning Commission Technical Advisory Committee as Chair.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Motion**

Commissioner Peck nominated Commissioner Martinez to serve as a member of the Planning Commission Technical Advisory Committee as a Representative.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Motion**

Commissioner Sherrill nominated Chairman Peck to serve as a member of the Planning Commission Technical Advisory Committee as a Representative.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Nominations for the Planning Commission Technical Advisory Committee-Nominating Committee**

**Motion**

Commissioner Whittington nominated Chairman Peck, Commissioner Martinez, Commissioner Sherrill, and Ms. Rogers to serve as a member of the Planning Commission Technical Advisory Committee Nominating Committee.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 14 Consideration and Action on Minutes from January 11, 2017.

**Motion**

Motion: Commissioner Ozuna made a motion to approve the minutes as presented

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

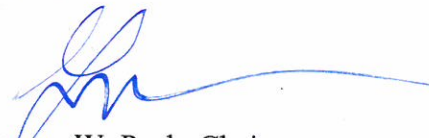
**Director's Report:**

- Explained and addressed the Planning Commissioner questions regarding Utilities.

**Adjournment**

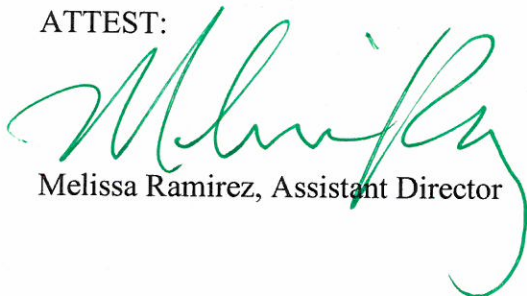
There being no further business, the meeting was adjourned at 2:46 p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director