



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

August 9, 2017

2:00 PM

1901 S. Alamo

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, M. Garcia, Sherrill, Cigarroa, Whittington, Kachtik, Ozuna, Sherrill

- Absent : Martinez

- Monica Shaw, World Wide Languages, translator was 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.

Combined Items

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

Plats

- Item # 2 **160273:** Request by Paul Blackburn, SA Dove Creek, Ltd., for approval to subdivide a tract of land to establish Potranco Market - Unit 4 Subdivision, generally located southwest of the intersection of West Loop 1604 and Potranco Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 4 **160423:** Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB-Commons Subdivision, generally located southeast of the intersection of Old Corpus Christi Road and Southeast Military Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **160526:** Request by Paul Covey, Wurzbach 2016 LLC, for approval to replat a tract of land to establish Wurzbach Multi-Family Subdivision, generally located northwest of the intersection of Wurzbach Road and Kimball Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 6 **160530:** Request by Bruce Cash, PDI Development, Inc., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 2, generally located west of the intersection of W. Vasquez Circle and Francisco Way. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 7 **160534:** Request by Frank R. Pakuszewski, Cedar Sojo, LP, for approval to replat and subdivide a tract of land to establish Cedar Townhomes, IDZ Subdivision, generally located at the intersection of Pereida Street and Cedar Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 9 **160577:** Request by Paul Blackburn, owner of SA Dove Creek Highlands, LTD., for approval to subdivide a tract of land to establish Potranco Market - Unit 6 Subdivision, generally located at the intersection of Potranco Road and Empresario Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 11 **170083:** Request by Daniel Valdez, for approval to replat a tract of land to establish Lockhill Estates II Subdivision, generally located southeast of the intersection of Baywood Drive and Anchor Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 13 **S.P. 1979:** A Resolution supporting the closure, vacation and abandonment of 0.6562 of an acre of improved Britney Circle Public Right of Way, located between O'Connor Road and dead-ending into Petitioner's property, in Council District 10, as requested by Rockport Family Partnership, Ltd. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 14 **S.P. 2034:** A Resolution supporting the release of two City-owned drainage easements being 0.126 of an acre and 0.128 of an acre located in New City Block 18309 along Tezel Road located in Council District 7. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, (210) 207-2099, adrian.ramirez@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 15 A Resolution recommending City Council to authorize of the acceptance of property donations totaling 21.833 acres, including 21.371 acres of land out of NCB 10677 located adjacent to the Salado Creek Greenway Trail located in Council District 2 and 0.462 acres of land out of NCB 20 located adjacent to the San Antonio River Mission Reach located in Council District 3, pursuant to the City's objectives to acquire and preserve open space along San Antonio waterways and to develop multi-use hike and bike trails, trailheads, signage and associated amenities for use by San Antonio residents and visitors. Staff recommends approval. (Brandon Ross, 207-6101, brandon.ross@sanantonio.gov, Parks and Recreation)

Comprehensive Master Plan Amendments

- Item # 18 **PLAN AMENDMENT CASE # 17064 (Council District 5):** A request by Aida Arrieta for approval of a resolution to amend the Nogalitos/Zarzamora Community 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 North 90.06 Feet of Lots 106 and 107, NCB 6181, located at 262 Ray Avenue. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017209)

Motion

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

Motion: Commissioner Sherrill motioned to approve all items on the combined agenda as presented with the exception of items 1, 3, 8, 10, 12, 16, 17, 19, 20, and 21

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

- Item # 1 **150537:** Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Mission Del Lago Unit 10C (T.I.F.) , generally located southwest of the intersection of Del Lago Parkway and U.S. Highway 281. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 1 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 1, as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Chairman Peck recused himself from the Planning Commission at 2:14.

- Item # 3 **160359:** Request by Chelsey L. Swann III, Milestone Potranco Development, LTD, for approval to subdivide a tract of land to establish Olson Subdivision, Unit 2, generally located southwest of the intersection of Emory Peak and Loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 3 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Acting Chair C. Garcia asked for a motion for item # 3, as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck reentered the meeting at 2:15 pm.

Commissioner Cigarroa recused herself from the Planning Commission at 2:15 pm.

Item # 8 **160574:** Request by Ada U. Medina, San Antonio Greenbay, L.C., for approval to replat a tract of land to establish University Estates Subdivision Unit 22, generally located northeast of the intersection of Fredericksburg Road and Data Point Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 8 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 8, as presented.

Motion: Commissioner M. Garcia made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Item # 12 **170205:** Request by Darlene S. Dague, Dague Ranch LTD. Partnership, for approval to subdivide a tract of land to establish Huebner Rd-Hardy Oak Blvd. MPCD Subdivision, generally located east of the intersection of Hardy Oak Blvd. and Huebner Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 12 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 12, as presented.

Motion: Commissioner M. Garcia made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission at 2:17.

Item # 10 **170041:** Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to replat and subdivide a tract of land to establish Wortham Oaks, Unit 5B & 16 (Enclave) Subdivision, generally located northwest of the intersection of Carriage Cape and Akin Doe. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 10 to the Planning Commission.

Applicant not present.

The following citizens appeared to speak:

Dana Murray, spoke in opposition.

Judie Burn, passed time.

Motion

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

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 16 **PLAN AMENDMENT CASE # 17061 (Council District 10):** A request by Javier Saavedra and Mireya Trevino, for approval of a resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 10.35 acres of out of NCB 15678, located at the 12119 Wetmore Road, from “Medium Density Residential” and “Community Commercial. Staff recommends Approval.

Angela Cardona, Planner, presented item # 16 PA 17061 to the Planning Commission.

Staff stated 83 notices were mailed to property owners within 200 feet, 6 returned in favor, 4 returned in opposition, and no response from the Ridgestone Homeowners Association.

Patrick Christensen, representative, stated the request is to allow for a future soccer field dedicated for kids to learn and play soccer.

The following citizens appeared to speak:

David Kehl, spoke in opposition.

Carrie Copeland, passed time.

Eric Schautteet, spoke in opposition.

James Hope, VP Executive soccer, spoke in favor.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 16, as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 17 **PLAN AMENDMENT CASE # 17062 (Council District 10):** A request by Brown & Ortiz, PC 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 “Community Commercial” to "Light Industrial" on 2.342 acres of land out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff recommends Denial with an Alternate Recommendation. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017205)

Kayla Leal, Planner, presented item # 17 PA 17062 to the Planning Commission.

Staff stated 13 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition.

James McKnight, representative, amended the land use request to “Regional Commercial”, and presented a power point presentation to the Planning Commission regarding the plan for a future contractor facility.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case

Motion

Chairman Peck asked for a motion for item # 17, as presented.

Motion: Commissioner Whittington made a motion for Approval as amended to “Regional Commercial”.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Sherrill left the Planning Commission at 2:56 p.m.

- Item # 19 Public hearing and consideration of a resolution recommending the approval of full purpose annexation of 19.96 square mile consisting of the following Annexation Areas: (A) IH 10 West Commercial Corridor, (B) Babcock Road Corridor, (C) Culebra Road – Alamo Ranch Corridor, (D) Wiseman Boulevard Corridor, (E) Potranco Road – West Loop 1604 Commercial Corridors, (F) Vance Jackson – North Loop 1604 West Tracts, (G) West Bitters Road Area, (H) Foster Road Area and (I) IH 10 East - Loop 1604 East Interchange Area, contiguous to the City limits of San Antonio within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]
- Item # 20 Public Hearing and Consideration of a resolution recommending approval of Development Agreements between the City of San Antonio and multiple property owners of property appraised for ad valorem tax purposes as agricultural, wildlife management or timber use and removal from the full purpose annexation of 19.96 square miles to guarantee continued extraterritorial status for a period of 10 years. [Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]

Priscilla Rosales-Pina, DPCD Planning Manager, presented a presentation of Full Purpose Annexation for the 19.96 square miles of commercial corridors and enclaves annexation areas and Development Agreements. She presented each area with maps and stated staff's amended recommendation for removal of (A) IH 10 West Commercial Corridor, (G) West Bitters Road area, and (F) Foster Road area to remove the residential subdivision North of Highway 87. She explained the community outreach process and the development agreements offered and sign by residents.

Staff stated 141 owners were offered Development Agreements and 49 signed the agreements.

Chairman Peck stated # 19 Part (A) has been removed and no motion needed.

Motion

Chairman Peck asked for a motion for item # 19 Part (B) Babcock Road Corridor, as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 19 Part (C) Culebra Road-Alamo Ranch Corridor, as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner M. Garcia

In Favor: C. Garcia, M. Garcia, Kachtik, Ozuna

Opposed: Peck, Cigarroa, Whittington

Motion Failed

Motion

Chairman Peck asked for a motion to reconsider item # 19 Part (C) Culebra Road-Alamo Ranch Corridor.

Motion: Commissioner Whittington made a motion to reconsider.

Second: Commissioner Cigarroa

In Favor: None

Opposed: None

Motion Failed

No further action taken on this item

Motion

Chairman Peck asked for a motion for item # 19 Part (D) Wiseman Boulevard Corridor, as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Kachtik

In Favor: M. Garcia, C. Garcia, Kachtik

Opposed: Peck, Cigarroa, Whittington, Ozuna

Motion Failed

Motion

Chairman Peck asked for a motion to reconsider item # 19 Part (D) Wiseman Boulevard Corridor.

Motion: Commissioner Whittington made a motion to reconsider.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 19 Part (D) Wiseman Boulevard Corridor, as presented.

Motion: Commissioner Whittington made a motion for Denial.

Second: Commissioner Cigarroa

In Favor: Peck, C. Garcia, M. Garcia, Cigarroa, Whittington, Ozuna

Opposed: Kachtik

Motion Passed

Motion

Chairman Peck asked for a motion for item # 19 Part (E) Potranco Road-West Loop 1604 Commercial Corridors, as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 19 Part (F) Vance Jackson- North Loop 1604 West Tracts, as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 19 Part (H) Foster Road Area, as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 19 Part (I) IH 10 East – Loop 1604 East Interchange Area, as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 20 as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed**Item # 21 PLAN AMENDMENT CASE # 17063 A-E, G, H (Council District 2, 4, 6, 8):**

PLAN AMENDMENT CASE # 17063-A (Council District 8): To amend the North Sector Plan, by changing the future land use from “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, and “Natural Tier” to “Rural Estate Tier” and “Suburban Tier” on approximately 0.89 square miles located in Bexar County, Texas, generally located north of Ralph Fair Road, east of Boerne Stage Road, south of Woodland Parkway, and west of West Outer Drive (The IH-10 West Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-B (Council District 8): To amend the North Sector Plan, by changing the future land use from “Natural Tier”, “Suburban Tier”, and “Rural Estate Tier” to “Country Tier”, “Rural Estate Tier”, “Natural Tier”, “Suburban Tier”, and “General Urban Tier” on approximately 1.82 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-C (Council District 6): To amend the West/Southwest Sector Plan, by changing the future land use from “Regional Center” and “Suburban Tier” to “Regional Center” and “Suburban Tier” on approximately 0.6 square miles located in Bexar County, Texas, generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-D (Council District 6): To amend the West/Southwest Sector Plan, by changing the future land use from “General Urban Tier”, “Suburban Tier”, “Mixed Use Center”, “Regional Center”, and “Civic Center” to “General Urban Tier”, “Suburban Tier”, “Regional Center”, and “Civic Center” on approximately 1.96 square miles located in Bexar County, Texas, generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo Ranch Parkway (The Wiseman Boulevard Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-E (Council District 4): To amend the West/Southwest Sector Plan, by changing the future land use from “Suburban Tier”, “Regional Center”, “Agribusiness Tier”, and “Rural Estate Tier” to “Regional Center”, “Rural Estate Tier”, “Agribusiness Tier”, and “Suburban Tier” on approximately 8.27 square miles located in Bexar County, Texas, generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area).

PLAN AMENDMENT CASE # 17063-F (Council District 2): To amend the Eastern Triangle Community Plan, by changing the future land use from “Community Commercial”, “Industrial”, “Low Density Residential”, “Neighborhood Commercial”, “Rural Living”, “Public Institutional”, and “Parks Open Space” to “Community Commercial”, “Industrial”, “Public Institutional”, “Light Industrial”, “Rural Living”, “Low Density Residential”, and “Neighborhood Commercial”, on approximately 3.94 square miles located in Bexar County, Texas, generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area).

PLAN AMENDMENT CASE # 17063-G (Council District 2): To amend the IH-10 East Perimeter Plan, by changing the future land use from “Urban Living”, “Low-Density Residential”, “Parks/Open Space”, “Community Commercial”, “Regional Commercial”, and “Industrial” to “Low-Density Residential”, “Community Commercial”, “Regional Commercial”, and “Industrial”, on approximately 2.36 square miles located in Bexar County, Texas, generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area).

Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017206)

Daniel Hazlett, Planner, presented item # 21 PA 17063 to the Planning Commission. He explained each section of the proposed plan amendment, and stated the plan amendments are needed to correct outdated land use classifications and to match the current uses with the development trends and needs of each area.

Staff stated 3997 notices were mailed to property owners within 200 feet of the proposed areas, 0 returned in favor, and 20 returned in opposition. The property owners outside the 200 feet of the proposed areas responded with 2 returned in favor, and 32 returned in opposition.

Staff stated the recommendations for the amended requests for the following: the removal of the IH 10 West Commercial Corridor, 1120 North Foster Road, parcel ID's; 327914, 327898 1265153, and 1265154 from “Industrial” to “Light Industrial” and for the parcel ID's; 1245396, 694652, 1245407, and 1245405 from “Urban Living” to Regional Commercial”.

The following citizens appeared to speak:

Hugo Gutierrez Jr., Vise Oaks 1 LTD, Vise SPH LTD, Peoples Verdes Ranch Holdings Co LTD, SPH Culebra LTD, Wiseman Rd area, spoke in opposition of the proposed land use.

Patrick Christensen, Meritage Homes, Wiseman Area, 15 homes under construction and sold.

James McKnight, requested the following changes to the proposed annexation land use plan; Wiseman Road area 1058961 to “General Urban Tier”, W. Loop 1604/Hwy 90 Westlakes area with a list of property ID’s to stay suburban: 340392, 192316, 340371, 340372, 340332, 340369, 340334, 340333, 1012725, 340375, and 340376, Applewood area with an MDP: part of 340387, 340339, 340343 change to “Suburban”, Paloma area 1245396, 694652, 1245407, 1245405 stay as it is, Pape tract 694650 Low Density Residential I 10 E Plan. He stated many clients are in opposition of the proposed annexation, but hoping to work with the city on comprised changes.

Ken Brown, yielded minutes to James McKnight.

Emily Christian, yielded minutes to James McKnight.

Mike Reyna, property at Hwy 90 & 1604, W Loop 1604/Potranco area, purchased area for a mixed use project, and would like to continue the development.

Priscilla Rosales-Pina, DPCD Planning Manager, confirmed the area of Hwy 90 & 1604 is “Regional Center.”

Jaime Herrera, Applewood Ranch, stated his project development is in process and opposed the proposed annexation land use.

Pete Chavez, left the meeting.

Randall Lejeski, 94441 Green Road I H 10 East & Loop 1604 area, a professional farmer and opposed the proposed annexation land use. He stated he signed the Development Agreement.

Barrett Evans, left the meeting.

Eric Roesler, left the meeting.

Mark Galvan, resolved concerns with the staff.

The Planning Commission discussed and commented on the presented cases.

Priscilla Rosales-Pina, DPCD Planning Manager, answered the commission questions.

Bridget White, DPCD Director, confirmed the department's community outreach and availability for clarification. She also stated the goal to protect the military basis.

Meg Reyes, JBSA representative, working with the developers and the City for compatible land uses in the area.

Motion

Chairman Peck asked for a motion for item # 21 PA 17063-B (Babcock Road Corridor), as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Ozuna

In Favor: Peck, C. Garcia, Cigarroa, Whittington, Kachtik, Ozuna

Opposed: M. Garcia

Motion Passed

Motion

Chairman Peck asked for a motion for item # 21 PA 17063-C (Culebra Road-Alamo Ranch Pkwy Corridor), as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Peck, C. Garcia, Whittington, Kachtik, M. Garcia, Ozuna

Opposed: Cigarroa

Motion Passed

Motion

Chairman Peck asked for a motion for item # 21 PA 17063-D (Wiseman Blvd), as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 21 PA 17063-E (Potranco-West Loop 1604 Corridors), as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Kachtik

In Favor: C. Garcia, M. Garcia, Kachtik

Opposed: Peck, Cigarroa, Whittington, Ozuna

Motion Failed

Motion

Chairman Peck asked for a motion to reconsider for item # 21 PA 17063-E, as presented.

Motion: Commissioner Cigarroa made a motion to reconsider

Second: Commissioner Whittington

In Favor: Peck, C. Garcia, Cigarroa, Whittington, Ozuna

Opposed: M. Garcia, Kachtik

Motion Passed

Motion

Chairman Peck asked for a motion for item # 21 PA 17063-E, (Potranco-West Loop 1604 Corridors), as presented.

Motion: Commissioner Whittington made a motion for Denial.

Second: Commissioner Ozuna

In Favor: Peck, M. Garcia, Cigarroa, Whittington, Ozuna

Opposed: C. Garcia, Kachtik

Motion Passed

Motion

Chairman Peck asked for a motion for item # 21 PA 17063-F, (Foster Road), as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for item # 21 PA 17063-I, (I H 10 East-Loop 1604 East Interchange), as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 22 Consideration and Action on Minutes from July 26, 2017

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

Director's Report

- August 30, 2017 meeting with the Planning Department.

Adjournment

There being no further business, the meeting was adjourned at 4:33 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director