

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**July 26, 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, M. Garcia, Sherrill, Cigarroa, Whittington, Kachtik, Ozuna, Sherrill, Rogers

**- Absent :** Romero

**- Olga Valadez,** 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**

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

**Plats**

- Item # 2    **170176:** Request by Apolonio Abrego, for approval to replat a tract of and to establish Lot 360A Subdivision, generally located east of the intersection of West Villaret Boulevard and Zarzamora Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3    **170255:** Request by Blake Honigblum, Abiso Alamo Ranch, L.P., for approval to subdivide a tract of land to establish Abiso Alamo Ranch Subdivision, generally located west of the intersection of Lone Star Parkway and Alamo Ranch Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4    **170297:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Marbach Village Unit 3 Replat Subdivision, generally located southwest of the intersection of Marbach Oaks Road and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 5    **TPV 17-016:** Variance Request by Mr. Rick Gray, P.E., 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." Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)
- Item # 7    **S.P. 2024 -** A Resolution supporting the sale of an 8.63 acre vacant tract of City-owned property known as 851 South Acme Road, within the Southwest Business and Technology Park, bounded by State Highway 151 to the west, Acme Road to the east and Wintergarden Drive to the south, out of New City Block 13940, in Council District 6. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, (210) 207-2099, adrian.ramirez@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 9    **17060** (Council District 3): A request by Brown & Ortiz for approval of a resolution to amend the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "Regional Commercial" on 5.664 acres out of NCB 11156, generally located northwest of the Roosevelt Avenue and Loop 410 Intersection. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017198)

**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 1, 6, 8.

Second: Commissioner C. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Commissioner Whittington recused himself prior to item #1 at 2:03 pm.

- Item # 1 **170036:** Request by York Duncan, Texas Research and Technology Foundation, for approval to subdivide a tract of land to establish Hunter's Ranch Unit 3 Subdivision, generally located northwest of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Motion**

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

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

Commissioner Whittington reentered the meeting at 2:04 pm.

Commissioner Peck recused himself prior to item #6 at 2:04 pm.

- Item # 6 **S.P. 1914** - A Resolution supporting the closure, vacation and abandonment of a 0.163 acre (7,100.28 square feet) 10-foot wide alley right-of-way located between SW 40th Street and SW 41st Street in NCB 8996 for a fee of \$9,230.00, as requested by Macedonia Baptist Church, in Council District 6. Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)

Mary L. Fors, Planner, presented item # 6 to the Planning Commission.

**No one appeared to speak:**

**Motion**

Vice Chair Martinez asked for a motion for item # 6, as presented.

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

Second: Commissioner Rogers.

In Favor: Unanimous

Opposed: None

**Motion Passed**

Commissioner Peck reentered the meeting at 2:05pm.

Item # 8 **17059:** (Council District 2): A request by Tony Gradney to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Community Commercial" on 0.254 acres out of NCB 652, located at 915 South Hackberry Street. Staff recommends Approval. (Kayla Leal, Planner (210)-207-5017, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov); Development Services Department)

Porter Dillard: Dillard Architect Group spoke on behalf of the applicant and gave a brief presentation regarding the project.

**The following citizens appeared to speak:**

John Klonek: expressed concern with the project.

Peter Santillano: spoke in opposition.

Charles Williams: spoke in favor

The Planning Commission discussed and commented on the presented case.

**Motion**

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

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 10      Consideration and Action on Minutes from July 12, 2017

**Director's Report**

- None

**Adjournment**

There being no further business, the meeting was adjourned at 2:18 p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director