

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

---

**October 11, 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**

**- Absent : None**

- 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*

Staff and Chairman Peck stated Item 5 PA 17084 had been withdrawn by the applicant.

### **Combined Items**

Juanita Romero, Planner, presented the combined hearing items to the Planning Commission.

### **Plats**

- Item # 2    **160528:** Request by Bruce Cash, PDI Development, Inc. / I-10 Investments, LTD., for approval to subdivide a tract of land to establish Paloma Unit 6A Subdivision, generally located east of Interstate Highway 10 East and Weichold. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
- Item # 3    **170146:** Request by Noel Poyo, Ingram Road Investments, LLC, for approval to replat a tract of land to establish Crown Haven Residential Subdivision, generally located southwest of the intersection of Ingram Road and Culebra Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
- Item # 4    **170382:** Request by Garrett J. Sullivan, North East Independent School District, for approval to vacate and resubdivide a tract of land to establish NEISD Krueger Middle School Subdivision, generally located at the intersection of Lanark Drive and Kingston Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, [matthew.j.ozuna@sanantonio.gov](mailto:matthew.j.ozuna@sanantonio.gov), Development Services Department)

### **Comprehensive Master Plan Amendments**

- Item # 6    **PLAN AMENDMENT CASE # 17081 (Council District 2):** A request by the City of San Antonio for approval of a resolution to amend the IH-10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks Open Space”, “Low Density Residential”, “Neighborhood Commercial”, “Community Commercial”, and “Industrial” to “Regional Commercial”, “Light Industrial”, and “Industrial” on 1,139 acres out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 [Daniel.Hazlett@sanantonio.gov](mailto:Daniel.Hazlett@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017272)
- Item # 9    **PLAN AMENDMENT CASE # 17087 (Council District 2):** A request by Scott Mortensen, P.E. for approval of a resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Urban Living” to “Community Commercial” on 3.113 acres out of NCB 18229, located at 12518 IH 10 East. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, [Nyliah.Acosta@sanantonio.gov](mailto:Nyliah.Acosta@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017283).

## Annexation

Item # 20 Public hearing and consideration of a resolution recommending the approval of a proposed Voluntary Annexation of a 62.57 acre property, which is contiguous to the City limits of San Antonio and 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]

## 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, 7, and 8.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

## Individual Items

**Chairman Peck recused himself from the Planning Commission meeting at 2:03 p.m.**

Item # 1 **160469:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Ranch View Unit 10 Subdivision, generally located north of the intersection of Talley Road and Culebra Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item # 1 to the Planning Commission.

Applicant not present.

**No citizens appeared to speak.**

**Motion**

Vice-Chair Martinez asked for a motion for item 1, as presented.

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

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Recused: Peck

**Motion Passed**

**Chairman Peck re-entered the Planning Commission meeting at 2:04 p.m.**

Item # 7 **PLAN AMENDMENT CASE # 17083 (Council District 1):** A request by Joseph Tober, P.E. 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 "Urban Low Density Residential" to "High Density Residential" on 0.47 acres out of NCB 8417, located at 1006 Vance Jackson Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017274).

Nyliah Acosta, Planner, presented item # 7 PA 17083 to the Planning Commission.

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, and 3 returned in opposition.

Moses Cruz, representative, presented a presentation explaining the planned project for a multi-family complex with 12 units. He presented maps of the area with the zoning information and a site plan of the potential design concept. He also requested a continuance to work with the community.

**The following citizens appeared to speak:**

Mary Valdez, spoke in opposition and showed pictures of the Neighbor to the Planning Commission.

Angelica Sanchez, spoke in opposition regarding the location, and potential issues with traffic and noise.

Robert Badillo, spoke in opposition regarding potential high crime.

Maria Garcia, passed.

Joe Garcia, spoke in opposition with concerns for taxes, amount of people in the area, drainage issues, and potential crime.

Ben Perso, spoke in opposition.

Liz Barr, yielded minutes to Burt Barr.

Burt Barr, spoke in opposition.

Shawn Hayden, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

### **Motion**

Chairman Peck asked for a motion for item # 7 PA 17083, as presented.

Motion: Commissioner Martinez made a motion for a continuance to October 25, 2017.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 8 **PLAN AMENDMENT CASE # 17086 (Council District 1):** A request by Brown & Ortiz for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Suburban Tier” to “Regional Center” on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8406 and 8404 Speedway Drive. Staff recommends Denial. (Erica Greene, Planner (210)207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017285)

Erica Greene, Planner, presented item # 8 PA 17086 to the Planning Commission.

Staff stated 8 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition.

James McKnight, representative, amended the land use request to “Regional Center”. He stated the zoning request will be “C-3” to allow a future private card club center.

**No citizens appeared to speak.**

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 8 PA 17086, as presented.

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

Second: Commissioner Sherrill.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 11      Consideration and Action on the Minutes from September 27, 2017.

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

**Director's Report:**

- The application process for reappointments.

**Adjournment**

There being no further business, the meeting was adjourned at 3:27 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director