



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**March 14, 2018**

**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  
Casey Whittington, Vice Chair  
Christopher Garcia, Pro-Tem

Michael Garcia Jr | Andrew Ozuna | June Kachtik |  
Jessica Brunson | Kacy Cigarroa | Connie Gonzalez |  
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**

- **New Commissioner Oath, Leticia Vacek, Office of the City Clerk**
- **Roll Call**
- **Present: Peck, Whittington, C. Garcia, M. Garcia, Cigarroa, Kachtik, Gonzalez, Brunson**
- **Absent : Ozuna**
- Olga Valdez, World Wide Languages, translator was present.
- **Citizens to be Heard**
- Akeem Brown, COO SAGE, spoke in favor for #11 S.P. 2094.

**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**

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

**Plats**

- Item # 1    **170155:** Request by W.A. Landreth, Vaquero Alamo Ranch Partners, LP, for approval to replat and subdivide a tract of land to establish Vaquero Addition Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Lone Star Parkway. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 2    **170235:** Request by Natalie Griffith, Habitat for Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Lenwood Heights Subdivision Unit 4, generally located northwest of the intersection of Joe Godley Trail and Enid Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3    **170475:** Request by Frank Pakuszewski, Cedar SOJO, LP, for approval to replat and subdivide a tract of land to establish SOJO Commons, Phase 1, IDZ Townhome Subdivision, generally located northwest of the intersection of East Locust Street and East Euclid Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4    **170494:** Request by John Cork, CW-TRP, LLC, for approval to subdivide a tract of land to establish Texas Research Park, Unit-8 Subdivision, generally located southwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 5    **170606:** Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 48C PH 2-1, PUD Subdivision, generally located northeast of the intersection of Del Webb Boulevard and Colbert Ferry. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Time Extensions**

- Item # 6    **130397:** Request by Travis Elseth, KFW Engineers & Surveying, for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development code (UDC), for Elm Valley Unit 2, generally located southwest of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 7 **130502:** Request by Richard W. Lowder, RimRock Management, Inc., for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Eagle Point Subdivision, generally located northwest of the intersection of U.S. Highway 181 and Old Corpus Christi Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

### Variance

- Item # 8 **TPV 18-015:** Variance Request by Joseph Ortega, 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)

### Land Transactions

- Item # 9 **S.P. 1964:** A Resolution supporting the vacation and abandonment of 0.517 acres of improved Lewis Street and West Russell Place Public Rights of Way, in Council District 1, as requested by Christ Episcopal Church. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, malmeria@sanantonio.gov)
- Item # 11 **S.P. 2094:** A resolution to support the declaration as surplus to the needs of the City of San Antonio and authorization for the disposition of former Fire Station 18 located at 1463 South W.W. White road in Council District 2. Staff recommends Approval. (Becky Richard, TCI, Management Analyst, (210) 207-4024, Rebecca.Richard@sanantonio.gov)

### Annexation

- Item # 12 Public hearing and consideration of a resolution recommending the approval of a proposed Annexation of a 6 acre property as requested by the property owners, AZTX Properties, and .08 of an acre of right-of-way, which are contiguous to the City limits of San Antonio and located 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 # 13 Public hearing and consideration of a resolution recommending the approval of a proposed Annexation of an 11.48 acre property as requested by the property owners, Falcon International Bank, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends Approval. [Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268]

**Comprehensive Master Plan Amendments**

- Item # 14 **(Continued from 02/14/18) PLAN AMENDMENT CASE # 18013 (Council District 3):** A request by Michael Arch for approval of a resolution to amend the Highlands 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 Lot 2 and the east 55 feet of Lot 1, Block 13, NCB10139, located at 422 Pennystone Avenue. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018051)
- Item # 19 **PLAN AMENDMENT CASE # 18039 (Council District 7):** A request by Jerry Arredondo for approval of a resolution to amend the West/Southwest Sector Plan, by changing the future land use from “General Urban Tier” to “Regional Center” on Lot 3, Block 4, NCB 14880, located at 5720 Bandera Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018109)
- Item # 20 **PLAN AMENDMENT CASE # 18041 (Council District 2):** A request by Jamie Arechiga for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, by changing the future land use from “Business Park” and “Medium Density Residential” to “Low Density Residential” on 168.45 acres out of NCB 12867 and NCB 35098, located at 5502 Interstate 10 East. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018128)

**Motion**

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

Motion: Commissioner C. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 710, 15, 16, 17, 18, 21, and 22.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Withdrawn**

- Item # 14 **18013** (Withdrawn)

**Chairman Peck recused himself from the Planning Commission at 2:10 pm.**

**Individual Items**

Item # 10 **S.P. 2080:** A Resolution supporting the release of a City drainage easement being 0.492 of an acre located near the intersection of Higgins Road and Stahl Road, in Council District 10, as requested by ACL Creek Ventures LLC. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, malmeria@sanantonio.gov)

Martha Almeria, TCI, presented item # 10 S.P. 2080 to the Planning Commission.

**No citizens appeared to speak.**

The Planning Commission discussed and commented on the presented case.

**Motion**

Vice Chair Whittington asked for a motion for item # 10 S.P. 2080, as presented.

Motion: Commissioner C. Garcia made a motion to recommend Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Chairman Peck re-entered the Planning Commission at 2:13pm.**

Item # 15 **(Continued from 02/28/18) PLAN AMENDMENT CASE # 18024 (Council District 8):** A request by Kaufman and Killen, Inc 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 “Country Tier” to “Suburban Tier” on 5.434 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018092)

Daniel Hazlett, Planner, presented item # 15 PA 18024 to the Planning Commission.

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition. The nearby Estates of Forrest Crest Homeowners Association is in opposition, and staff received a petition with eighty (80) signatures in opposition.

Kristine Ramirez, representative, requested a continuance.

**The following citizens appeared to speak.**

Mary Stehlig, President of the Estates of Forrest Crest HOA, requested a four (4) week continuance.

Rachel Belinsky, requested a four (4) week continuance.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 15 PA 18024, as presented.

Motion: Commissioner Kachtik made a motion for a continuance to April 11, 2018.

Second: Commissioner C. Garcia

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

Opposed: Peck, Whittington, Cigarroa, Gonzalez

**Motion Failed**

Motion: Commissioner Whittington made a motion to reconsider.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

**Motion Passed**

Chairman Peck asked for a motion for item # 15 PA 18024, as presented.

Motion: Commissioner Whittington made a motion for a continuance to March 28, 2018.

Second: Commissioner Cigarroa

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

Opposed: Kachtik, M. Garcia, Brunson

**Motion Passed**

Item # 16 **PLAN AMENDMENT CASE # 18035 (Council District 5):** A request by Seref Hacibektasoglu for approval of a resolution to amend the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “High Density Residential” on Lot 25 and Lot 26, Block 7, NCB 3910, located at 723 Recio Street. Staff recommends Denial with an Alternate Recommendation. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018106)

Nyliah Acosta, Planner, presented item # 16 PA 18035 to the Planning Commission.

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Seref Hacibektasoglu, applicant, stated he bought the property with six (6) units, but later found out he can only have four (4) units on the property. He would like to become compliant for the six (6) units.

Tito Fernandez, contractor, stated the neighbors are satisfy with the remodeling of the building and explained there is enough space and parking for the requested six (6) units.

**No citizens appeared to speak.**

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 16 PA 18035, as presented.

Motion: Commissioner Whittington made a motion to recommend staff's recommendation of Denial.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed as Denial**

Item # 17 **PLAN AMENDMENT CASE # 18036 (Council District 3):** A request by Nilkantheri Limited Partnership for approval of a resolution to amend the South Central San Antonio Community Plan, by changing the future land use from "Low Density Residential" to "Regional Commercial" on Lot 5 and Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial with an Alternate Recommendation. (Marco Hinojosa, Planner (210)-207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018119)

Marco Hinojosa, Planner, presented item # 17 PA 18036 to the Planning Commission.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Highland Hills Neighborhood Association is in opposition.

Staff stated the applicant requested a two (2) week continuance.

**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 PA 18036, as presented.

Motion: Commissioner C. Garcia made a motion for a continuance to March 28, 2018.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 18 **PLAN AMENDMENT CASE # 18038 (Council District 2):** A request by Peggy Brimhall for approval of a resolution to amend the Government Hill Neighborhood Plan, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lot 2, Block 2, NCB 1266, located at 808 East Carson Street. Staff recommends Approval. (Daniel Hazlett, Planner (210)-207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018125)

Daniel Hazlett, Planner, presented item # 18 PA 18038 to the Planning Commission.

Staff mailed 22 notices to the surrounding property owners, 8 returned in favor, 5 returned in opposition, and no response from the Government Hill Alliance. Staff also received 9 responses in favor and 3 in opposition from residents outside the 200 foot radius.

Peggy Brimhall, representative, presented a presentation to the Planning Commission on the current land use and how the property has the potential for “RM-4”. She stated she would like to revitalize the neighborhood by making three (3) condos in the front and a casita in the back with adequate parking with an aesthetic design to fit with the surrounding properties.

**The following citizens appeared to speak:**

Cindy Tower, spoke in opposition.

Raul Saucedo, spoke in opposition, and requested a continuance.

Denise Homer, spoke in opposition.

Christina Reck-Guerra, spoke in opposition.

Stephen Mazurek, spoke in opposition.

James Hetherington, spoke in favor.

Rose Hill, President of Government Hill Alliance, stated the NA is neutral and needs more information.



Stella Ashley, Government Hill Alliance, agrees with Rose Hill.

Marie Stout, spoke in favor.

Marlene Hawkins, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 18 PA 18038, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 21 Appoint at least three members and an alternate member to the Planning Commission Technical Advisory Committee Nominating Committee.

**PCTAC Nominating Committee**

Catherine Hernandez, DSD Administrator, called for nominations for PCTAC nominating committee members.

Commissioner Whittington nominated Chairman Peck.

Chairman Peck nominated Commissioner Whittington.

Commissioner M. Garcia nominated Commissioner Kachtik.

**Commission Action:**

Votes: Unanimous

**Results:**

Chairman Peck, Commissioner Whittington, and Commissioner Kachtik will be members of the PCTAC nominating committee.

**PCTAC Nominating Committee Alternate**

Catherine Hernandez, DSD Administrator, called for nominations for PCTAC chairman.

Commissioner Whittington nominated Commissioner Cigarroa.

**Commission Action:**

Votes: Unanimous

**Results:**

Commissioner Cigarroa will be the PCTAC nominating committee alternate member.

**Approval of Minutes**

Item # 22      Consideration and Action on the Minutes from February 28, 2018.

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

**Director's Report:**

**Adjournment**

There being no further business, the meeting was adjourned at 4:08 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director