

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**June 13, 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 | John Kuderer, 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, Whittington, C. Garcia, Cigarroa, M. Garcia, Ozuna, Kachtik, Gonzalez, Brunson, Kuderer

**- Absent :** None

-German Perez, 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**

Martha Bernal, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **160617:** Request by Cliff Conrad, CCW Braun Heights Commercial LTD., for approval to replat and subdivide a tract of land to establish CCW Braun Heights Commercial Subdivision, generally located southeast of the intersection of Prue Road and Bandera Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 2    **170216:** Request by Oscar Sarmiento and Gerardo Gurrola, for approval to replat a tract of land to establish Sarmiento Subdivision, generally located west of the intersection of West Baetz Boulevard and Commercial Avenue. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, [matthew.j.ozuna@sanantonio.gov](mailto:matthew.j.ozuna@sanantonio.gov), Development Services Department)
- Item # 3    **170237:** Request by Brian Barron, Calatlantic Homes of Texas, Inc., for approval to replat and subdivide a tract of land to establish North Oak Meadows Subdivision, generally located southeast of the intersection of Old Tezel Road and Tezel Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
- Item # 4    **170303:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, generally located south of the intersection of Arcadia Path and Potranco Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 5    **170356:** Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to replat and subdivide a tract of land to establish Eagles Landing Subdivision, generally located southwest of the intersection of FM 1560 and Galm Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 6    **170373:** Request by Lloyd A. Denton, Jr. LFV Properties, Ltd. For approval to replat and subdivide a tract of land to establish Kinder West, Unit 3 (Enclave) Subdivision, generally located northwest of the intersection of Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
- Item # 7    **170403:** Request by Clay Roby, SAKDC Judson Dialysis, LLC, for approval to subdivide a tract of land to establish Davita Judson Subdivision, generally located northeast of the intersection of Nacogdoches Road and Topperwein Road.. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)



- Item # 10 **170516:** Request by Joe Hernandez, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Mirabel, Unit-3 Subdivision, generally located southeast of the intersection of Old Fredericksburg Road and Tawny Way. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 11 **170521:** Request by Gene Liguori, Jr, Home Living Hospitality Living, Ltd., for approval to subdivide a tract of land to establish Five Palms Estates Subdivision, generally located northeast of the intersection of Elm Valley Drive and Five Palms Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 12 **170544:** Request by C. Shannon O'Malley, for approval to subdivide a tract of land to establish Houston Street Development – IDZ Subdivision, generally located at the intersection of N. Monumental Street and E. Houston Street. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 13 **170574:** Request by Gerald Crump, WRI Cumberland, GP, LLC for approval to subdivide a tract of land to establish Stevens Ranch Retail Subdivision, generally located northeast of the intersection of Potranco Road and Stevens Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 14 **170602:** Request by Dan Mullins, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 7 PUD Subdivision, generally located northwest and northeast of the intersection of Stallion Ridge and Meghan Ridge. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 15 **180015:** Request by Joseph Hernandez, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows-Unit 7 Subdivision, generally located southwest of the intersection of Shaenfield Road and Highway Loop 1604. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 16 **180018:** Request by Terry Dickerson, TDT 2252, LLC, for approval to subdivide a tract of land to establish Englehart Road Estates Subdivision, generally located at the intersection of Trumbo Road and Englehart Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

### **Manufactured Housing Park**

- Item # 17 **16-00001.01:** Request by Scott Roberts, Woodlake MHC, LLC, for approval of a Manufactured Housing Park to establish Mission Pointe Manufactured Housing Park, generally located northwest of the intersection of Gibbs Sprawl Road and Woodlake Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Variance**

- Item # 18 **TPV 18-018:** Variance Request by Mr. Chris Dice, 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 # 20 **S.P. 2087** - Request of a Resolution declaring a vacant City-owned parcel consisting of approximately .1618 of an acre or 7,050 square feet of real property located at 175 Kelly Drive within New City Block 7674 as surplus to the needs of the City of San Antonio, authorizing its conveyance/sale to Paul C. Alvarado for \$19,500.00, located in Council District 3. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

**Comprehensive Master Plan Amendments**

- Item # 25 **PLAN AMENDMENT CASE # 18063 (Council District 8):** A request by Billy J. Laforce to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot P-12D, NCB 34732, located at 24129 Boerne Stage Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018205 S)
- Item # 26 **PLAN AMENDMENT CASE # 18064 (Council District 2):** A request by Dr. Salah E. Diab, P.E. for approval of a resolution to amend the Eastern Triangle 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 Mixed Use" on 0.49 acres out of NCB 10272, located at 502 Pecan Valley Drive. Staff recommends Approval (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018210)
- Item # 27 **PLAN AMENDMENT CASE # 18065 (Council District 1):** A request by Kaufman & Killen, Inc. 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 "Regional Commercial" on Lot 6, Block 1, NCB 11883, located at 430 West Sunset Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018211)



**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 8, 19, 21, 22, 23, 29, 30.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Motion**

Chairman Peck asked for a motion to reconsider for the items as presented for the combined agenda.

Motion: Commissioner Ozuna motioned to reconsider the combined agenda.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**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 8, 19, 21, 22, 23, 24, 29, & 30.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Postponed/Withdrawn:**

Item # 9      **170481—Withdrawn**  
Item # 28      **P.A. 18066—Postponed**

**Individual Items**

**Chairman Peck recused himself from the Planning Commission at 2:07 pm.**

Item # 8 **170411:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Ashton Park Unit 6 (Enclave) Subdivision, generally located southwest of the intersection of Potranco Road and Highway 211. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

Item # 19 **S.P. 2006** - Request of a Resolution authorizing the closure, vacation and abandonment of a 0.276 of an acre improved portion of Burnet Street Public Right of Way located between Brooklyn Avenue and Live Oak Street and a 0.077 of an acre improved portion of Live Oak Street Public Right of Way located between Brooklyn Avenue and the entrance ramp to Interstate Highway 37 North, and accepting the dedication of a 0.012 of an acre tract of real property as requested by StrEat Parks, LLC., Sisters of the Holy Spirit and Mary Immaculate Inc. and Healy Murphy Center Inc., for a fee of \$81,706.00, in City Council District 2. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Martha Bernal, Planner, presented items # 8 170411 & # 19 S.P. 2006 to the Planning Commission.

**No citizens appeared to speak.**

**Motion**

Vice Chair Whittington asked for a motion for items # 8 170411 & # 19 S.P. 2006, as presented.

Motion: Commissioner Cigarroa 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 at 2:08 pm.**

**Commissioner Cigarroa recused herself from the Planning Commission at 2:09 pm.**

- Item # 21 **S.P. No. 2116:** A resolution supporting the closure, vacation and abandonment of two improved alleys (0.138 acres) located within block bordered by Broadway, Brooklyn, Avenue B and 8th Street, in Council District 1, as requested by CBMB Properties, L.L.C. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, martha.almeria@sanantonio.gov)

Martha Bernal, Planner, presented items # 21 S.P. 2116 to the Planning Commission.

**No citizens appeared to speak.**

**Motion**

Chairman Peck asked for a motion for item # 21 S.P. 2116, as presented.

Motion: Commissioner Whittington 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 2:09 pm.**

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

- Item # 22 **S. P. No. 2120:** A resolution supporting A. The closure, vacation and abandonment of a total of 0.368 acres of property, more specifically 0.336 acres of Hagner Arc right-of-way located between Convent Street and Navarro Street and closure, vacation and abandonment of approximately 0.032 acres of Convent Street right-of-way as requested by 1 Riverwalk, LLC with the consent of the adjacent property owner, Convent Ventures, L.P. B. The conveyance of a total of 0.368 acres of property, more specifically 0.106 acres to Convent Ventures, L.P., and 0.262 acres to 1 Riverwalk, LLC to facilitate the USAA Parking Garage expansion project in Council District 1. Staff recommends Approval. (Pete Alanis, Real Estate Administrator, Center City Development & Operations, pedro.alanis@sanantonio.gov)

Martha Bernal, Planner, presented items # 22 S.P. 2120 to the Planning Commission.

**No citizens appeared to speak.**

**Motion**

Chairman Peck asked for a motion for item # 22 S.P. 2120, as presented.

Motion: Commissioner C. Garcia made motion for Approval.

Second: Commissioner Brunson.

In Favor: Unanimous

Opposed: None

Recused: Whittington

**Motion Passed**

**Commissioner Whittington re-entered the Planning Commission at 2:10 pm.**

Item # 23 **(Continued from 05/09/18) PLAN AMENDMENT CASE # 18051 (Council District 2):** A request by Jerry Arredondo for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Regional Commercial" on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415 and 431 Stutts Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018171)

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 7 returned in opposition, and the Eastgate Neighborhood Association is in opposition.

Daniel Hazlett, Planner, presented item # 23 PA18051 to the Planning Commission.

Applicant not present.

**The following citizens appeared to speak:**

Earl Cook, spoke in opposition.

Sylvia Alaniz, Eastgate NA, spoke in opposition.

The Planning Commission discussed and commented on the presented case.



**Motion**

Chair Peck asked for a motion for item # 18 170514, as presented.

Motion: Commissioner Kachtik made a motion to recommend Denial.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 24 **PLAN AMENDMENT CASE # 18061 (Council District 1):** A request by Roger A. Perez, applicant, to amend the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on 0.25 acres out of NCB 751, located at 919 West Poplar Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018203)

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and the Five Points Neighborhood Association is in favor.

Marco Hinojosa, Planner, presented item # 24 PA18061 to the Planning Commission.

Roger Perez, representative, stated the request is to expand the parking lot for an iconic restaurant.

**The following citizens appeared to speak:**

Philip Canedo, spoke in opposition.

Norma Canedo, yielded minutes to Philip Canedo.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chair Peck asked for a motion for item # 24 18061, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**The Planning Commission recessed into a break at 2:41 pm.**

**The Planning Commission reconvened into session at 2:46 pm.**

**Commissioner Cigarroa recused herself from the Planning Commission at 2:46 pm**

Item # 29 **PLAN AMENDMENT CASE # 18067 (Council District 10):** A request by Embrey Partners, LTD for approval of a resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to " High Density Residential," on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway and 7600 Broadway. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018220 CD)

Staff mailed 94 notices to the surrounding property owners, 18 returned in favor, 8 returned in opposition, and the Northwood Neighborhood Association is in favor. Staff also received 29 notices in favor, and 12 in opposition from outside the 200 foot notification radius, along with a petition with 114 signatures in opposition.

Kayla Leal, Planner, presented item # 29 PA18067 to the Planning Commission.

Bill Kaufman, representative, presented a powerpoint presentation to explain the project request for multi-family with conditional use for an office. He also stated he has done various methods for community outreach; such as meetings and websites designed for question submissions.

Tom Carter, Pape Dawson Engineer, answered the commissioners' questions..

John Kirk, Embrey Partners, answered the commission questions.

**The following citizens appeared to speak:**

Ben Schoenbaum, spoke in favor.

Sally Fladgerm spoke in favor.

Teena Larson, spoke in opposition.

Ginger Malesky, spoke in opposition.

Frank DeGrasse, yielded minutes to Ginger Malesky.

Cynthia Curry, spoke in opposition.

Charles Parrish, spoke in opposition.

Anne Parrish, spoke in opposition.

Nancy Jones, spoke in opposition.

Mallory Cluiss, spoke in favor.

Richard Yeargain, spoke in favor.

Carra Myers, yielded minutes to Richard Yeargain.

Marilyn Taylor, spoke in opposition.

Andrea Garza, spoke in opposition.

Alison Engel, spoke in opposition.

Carl "Shobert" Engle, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chair Peck asked for a motion for item # 29 18067, as presented.

Motion: Commissioner Ozuna made a motion to recommend Approval.

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

**Motion Passed**

**Commissioner Cigarroa re-entered the Planning Commission at 4:22 pm.**

- Item # 30 Consideration, discussion, and action on the establishment of a Sidewalk Mitigation Fund and a Bicycle Facilities Mitigation Fund by amending the Unified Development Code (UDC) to create two funds allowing developers to pay a fee if there are compelling reasons why the required sidewalk or bicycle facilities could not be constructed with their development project. (Peter Zaroni, Deputy City Manager; Mike Frisbie, Director/City Engineer, Transportation & Capital Improvements)

Art Rhinehart, TCI Assistant Director, presented a powerpoint presentation to explain how to establish the perimeter of the migration fund, and to map out the sidewalk exemptions for the project, along with the timeline process.



**No citizens appeared to speak.**

The Planning Commission discussed and commented on the presented case.

**Motion**

Chair Peck asked for a motion for item # 30, as presented.

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

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 31      Consideration and Action on the Minutes from May 23, 2018.

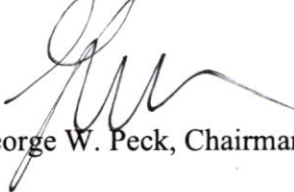
Chairman Peck motioned for approval of the minutes and all the Commissioners voted in the affirmative.

**Director's Report:**

**Adjournment**

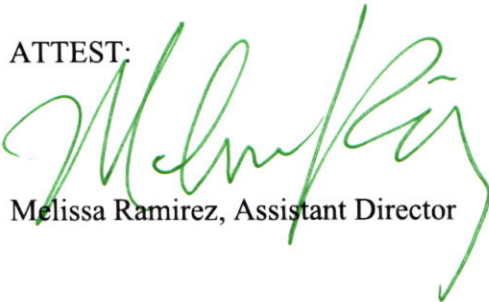
There being no further business, the meeting was adjourned at 4:44p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director