

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

---

**September 12, 2018**

**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

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, C. Garcia, Ozuna, Kachtik, Brunson, M. Garcia**

**- Absent : Whittington, Cigarroa, Gonzalez**

-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**

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

**Plats**

- Item # 1    **170504:** Request by Landon Hopper, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 7A Subdivision, generally located west of the intersection of FM 1560 North and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
- Item # 2    **170507:** Request by Landon Hopper, LGI Homes-Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 7B Subdivision, generally located northwest of the intersection of Stillwater and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
- Item # 4    **180094:** Request by Catherine Wang Lee, for approval to replat a tract of land to establish Oakland Estates Heights Subdivision, generally located northwest of the intersection of Huebner Road and Oakland Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 6    **180377:** Request by Philip W. Stewart, President, Terravista Partners, Ltd., for approval to vacate a tract of land known as Jamar Village, generally located northwest of the intersection of Roselawn Road and Jamar Boulevard. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, [matthew.j.ozuna@sanantonio.gov](mailto:matthew.j.ozuna@sanantonio.gov), Development Services Department)
- Item # 7    **180099:** Request by Bradfield Heiser, Abacus Alamo Ranch Apartment Land Purchase, LP, for approval to replat and subdivide a tract of land to establish Westwinds Unit 12-MF Subdivision, generally located southeast of the intersection of Alamo Parkway and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Comprehensive Plan Amendments**

- Item # 9    Resolution recommending the release of a 0.0104 acre (457.11 square feet) utility easement located in New City Block 173 located in Council District 1, as requested by Delta Main and Dwyer, LLC. Staff recommends Approval of this request to release a utility easement in New City Block 173. (Mary L. Fors, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov)).
- Item # 10    Consideration of the following items related to city-owned property and public right-of-ways located near I-10 and Fresno, in Council District 1.
- A. A Resolution recommending the closure, vacation and abandonment of unimproved right-of-ways: a 0.223 acre unimproved portion of Warner Avenue between NCB 7147 and NCB 7160, a 0.046 acre unimproved portion of alley in NCB 7147 and a 0.047 acre unimproved portion of alley in NCB 7160, in Council District 1, as requested by Briarwood Commerce LLC for a fee of \$63,836.64.

- B. A Resolution recommending declaring as surplus a 0.456 acre unimproved parcel in NCB 7147 and a 0.088 acre parcel in NCB 7610, in Council District 1, and authorizing sale of the properties to Briarwood Commerce LLC for a fee of \$143,751.40.

Staff recommends Approval of these requests to close, vacate, an abandon unimproved right-of-ways. (Mary L. Fors, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-4083 mary.fors@sanantonio.gov).

### **Variances**

Item # 11 **TPV 18-026:** Variance Request by Mr. Ross Corder, 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”, located at 3800 S Loop 1604. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Item # 12 **FPV 18-002:** Request by GB Contractors and Scott Purcell for approval of a variance request associated with a building permit AP# 2347546 for an existing residential lot (Zoned R5) located at the southeast corner of Heimer Road and Deer Mountain Road. Staff recommends Approval. (Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov).

### **Motion**

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

Commissioner C. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 3, 5, 8, 13.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

### **Motion Passed**

### **Individual Items**

Item # 3 **170539:** Request by Jennifer Gonzalez, Alamo Community Group, for approval to replat a tract of land to establish Tarasco Gardens Subdivision, generally located southwest of the intersection of Zabra Street and Tarasco Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department).

Matthew Ozuna, Planner, presented item #3 170539 to the Planning Commission.  
Jennifer Gonzalez, applicant, is present.

**The following citizens appeared to speak:**

Mary Kathryn Luna, spoke in opposition.

**Motion**

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

Commissioner M. Garcia motioned to approve all item 3.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 5      **180131:** Request by Reuben Bar-Yadin, Authorized Agent for Splendida Property System, LLC, for approval to replat a tract of land to establish EKHLA Subdivision, generally located at the intersection of Lockhill-Selma Road and Dreamland Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department).

Matthew Ozuna, Planner, presented item #5 180131 to the Planning Commission.

**The following citizens appeared to speak:**

William Miller, spoke in opposition.

Robert Haynes, spoke in opposition.

**Motion**

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

Commissioner Ozuna motioned to approve all item 5.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 8      **PLAN AMENDMENT CASE # 18082 (Council District 4):** A request by James Glasgow for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master plan of the City, by changing the future land use from “Agribusiness Tier” to “Suburban Tier” on 13.530 acres out of NCB 11212, located at 9040, 9042, and 9048 Somerset Road. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018262).

Marco Hinojosa, Planner, presented item #8 PA18082 to the Planning Commission.  
Jim Glasgow, applicant, is present.

**Motion**

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

Motion: Commissioner Ozuna made a motion for Continuance.

Second: Commissioner M Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed, Continued to September 26 meeting.**

**UDC Zoning Amendment**

Item # 13      Consideration, discussion, and recommendation on proposed Unified Development Code (UDC) amendments including proposed changes to Section 35-310.05a. - Single-Family Residential District, Section 35-341. – "MXD" Mixed-Use District, and Section 35-343. - "IDZ Infill Development Zone. (Logan Sparrow, Development Services Manager, (210) 207-8691, Logan.Sparrow@sanantonio.gov, Development Services Department).

Logan Sparrow, Planner, presented item #13 to the Planning Commission.

**The following citizens appeared to speak:**

Cynthia Spielman, spoke in agreement.

**Motion**

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

Commissioner C. Garcia motioned to approve all item 13.

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Approval of Minutes**

Item # 14      Consideration and Action on the Minutes from August 22, 2018.

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

**Director's Report: Election of Officers**

**Adjournment**

There being no further business, the meeting was adjourned at 2:58 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director