

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**October 25, 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

**- 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**

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

**Plats**

- Item # 2    **160389:** Request by Cheri Bormar, Stampede Industries, LLC, for approval to replat a tract of land to establish Riverside at 84 Lumber Subdivision, generally located northwest of the intersection of East Southcross Boulevard and Riverside Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 3    **160441:** Request by Drake Thompson, McMillin Cliffs at Cibolo, LLC, for approval to replat and subdivide a tract of land to establish North Pointe Unit 4B-1 PUD Subdivision, generally located northwest of the intersection of Woodlawn Ridge and Cliff Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4    **160466:** Request by Jay A. Hanna, WPE Ventures, LLC., for approval to subdivide a tract of land to establish Westpointe East, Unit 22-I (Enclave) Subdivision, generally located west of the intersection of Bucker Pass and Merritt Park. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5    **160544:** Request by Leslie Ostrander, Authorized Agent for Chtex of Texas, Inc. and Melissa Youngblood, One KR Venture, LP, for approval of to subdivide a tract of land to establish Ranch View- Unit 9B Subdivision, generally located east of the intersection of Ranch View West and Ranch Bend. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6    **160578:** Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Valley Ranch-Unit 3A Enclave Subdivision, generally located northwest of the intersection of FM 471 and Ranch View West road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 7    **170081:** Request by Brian Otto, Meritage Homes, for approval to replat a tract of land to establish Arcadia Ridge PH2, Unit – 6A Subdivision, generally located southeast of the intersection of Arcadia Path and Tripoli. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 8    **170379:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Copper Canyon Unit 1-A Subdivision, generally located east of the intersection of U.S. Highway 90 and Masterson Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

- Item # 9 **170425:** Request by Calvin Finch, Dreamhill Estates Education Resource Center, for approval to replat a tract of land to establish Dreamhill Estates ERC Subdivision, generally located southeast of the intersection of Dorothy Louise Drive and West Beverly Mae Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 10 **170447:** Request by M2G Stone Oak, Ltd., for approval to subdivide a tract of land to establish West Creek-Phase 1 Subdivision, generally located northeast of Loop 1604 and W. Military Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 11 **170448:** Request by Ty Thaggard, M2G Stone Oak LTD., for approval to subdivide a tract of land to establish West Creek – Phase 2 Subdivision, generally located north of the intersection of Loop 1604 and W Military Drive. Staff recommends Approval. Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 12 **170576:** Request by Herman J. and Kristel Esparza, for approval to replat a tract of land to establish Esparza Residence BSL generally located southwest intersection of Longfield Drive and Stairock Street. Staff recommends Approval. (Valerie Huerta, Planner, (210) 207-0533, Valerie.Huerta@sanantonio.gov, Development Services Department)

### Variance

- Item # 13 **TPV 17-019:** Variance Request by Karl Baker, 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. (Mark Bird, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

### Comprehensive Master Plan Amendments

- Item # 17 **PLAN AMENDMENT CASE # 17089 (Council District 3):** A request by Richard Moore 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 “Low Density Residential” to “Community Commercial” on Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017289)
- Item # 18 **PLAN AMENDMENT CASE # 17091 (Council District 8):** A request by Brown and Ortiz, P.C. 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 “Mixed Use” to “Regional Center” on 2.706 acres out of NCB 15825, located in the 5400 Block of Presidio Parkway. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017300)

Item # 19 **PLAN AMENDMENT CASE # 17092 (Council District 8):** A request by John Lee 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 “Rural Estate Tier” to “Suburban Tier “ on Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017294)

**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, 14, 15, 16, and 20.

Second: Commissioner Sherrill.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

**Commissioner Cigarroa recused herself from the Planning Commission meeting at 2:05 p.m.**

Item # 20 **PLAN AMENDMENT CASE # 17093 (Council District 2):** A request by Brown & Ortiz 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 “Business Park” to “Industrial” on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, [Kayla.Leal@sanantonio.gov](mailto:Kayla.Leal@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017301)

Mercedes Rivas, Planner, presented item # 20 to the Planning Commission.

Applicant not present.

**No citizens appeared to speak.**



**Motion**

Chairman Peck asked for a motion for item 20, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

**Motion Passed**

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

- Item # 1 **160216:** Request by Elizabeth and David Marcel, for approval to replat a tract of land to establish Davis Saddle Trail Subdivision, generally located northeast of the intersection of Saddle Trail Drive and House Mountain Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)

Martha Bernal, Planner, presented item 1 160216 to the Planning Commission.

Jose Villagomez, engineer representative, stated he is available for any questions.

**The following citizens appeared to speak:**

Joe Redmer, stated he spoke with staff regarding his concerns.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 1 160216, as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner Martinez.

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item # 14 **(Continued from 09/27/17) PLAN AMENDMENT CASE # 17080 (Council District 6):** A request by Jerry Arredondo 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 "Suburban Tier" to "Specialized Center" on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017270 S)

Angela Cardona, Planner, presented item # 14 PA 17080 to the Planning Commission.

Staff stated 5 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition.

Applicant nor representative not present. Staff stated the representative emailed for a 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 # 14 PA 17080, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner C. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item # 15 **(Continued from 10/11/17) 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. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017274).

Nylih Acosta, Planner, presented item # 15 PA 17083 to the Planning Commission.

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and no response from the Los Angeles Heights Neighborhood Association.

Moises Cruz, property owner, presented a site plan to the Planning Commission and explained the planned project for multi-family.

**The following citizens appeared to speak:**

Burt Barr, spoke in opposition and presented maps and pictures describing the area.

Burt Barr Jr, yielded minutes to Burt Barr.

Liz Barr, yielded minutes to Burt Barr.

Joe Garcia, yielded minutes to Oralia Garcia.

Oralia Garcia, spoke in opposition regarding the wildlife and current issues with the property owner.

Shawn Hayden, spoke in opposition and discussed her research regarding the historic aspect of the neighborhood, past code violations, and presented the Planning Commission with pictures of the area.

Robert Badillo, yielded minutes to Shawn Hayden.

Mary Valdez, spoke in opposition of the business.

Kazuko Badillo, spoke in opposition.

Felipe Sanchez, spoke in opposition and presented pictures of the property.

Angelica Sanchez, spoke in opposition of future apartments, but would agree with a future office business.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 15 PA 17083, as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner M. Garcia.

In Favor: Peck, Martinez, C. Garcia, M. Garcia, Cigarroa, Whittington, Kachtik

Opposed: Sherrill, Ozuna

**Motion Passed**

Item # 16 **PLAN AMENDMENT CASE # 17088 (Council District 1):** A request by the Majid Mahrafza for approval of a resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Community Commercial” on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107 Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017290 CD)

Daniel Hazlett, Planner, presented item # 16 PA 17088 to the Planning Commission.

Staff stated 5 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition.

Majid Mahrafza, stated the planned project is for a car sales office, and a maximum of 10 cars on the lot. The representative requested a 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 # 16 PA 17088, as presented.

Motion: Commissioner Martinez made a motion for a continuance to November 13, 2017.

Second: Commissioner Cigarroa.

In Favor: Unanimous

Opposed: None

**Motion Passed**

#### **Approval of Minutes**

Item # 21 Consideration and Action on the Minutes from October 11, 2017.

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



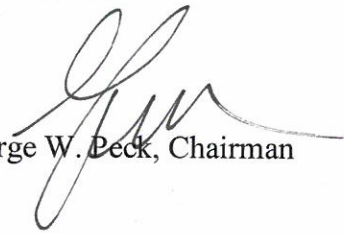
**Director's Report:**

- The application process for reappointments closing date.
- Upcoming meeting dates; Monday November 13, 2017 and Wednesday December 13, 2017.

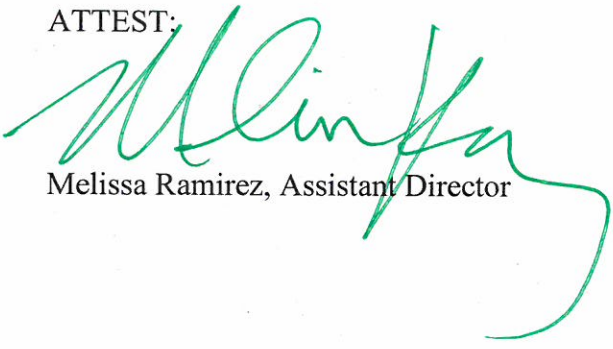
**Adjournment**

There being no further business, the meeting was adjourned at 3:10 p.m.

APPROVED

  
George W. Peck, Chairman

ATTEST:

  
Melissa Ramirez, Assistant Director