

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**February 28, 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**

- **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**

**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    **170017:** Request by J. L. Guerra Jr., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Unit 11 Subdivision, generally located north of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 2    **170293:** Request by Joseph C. Hernandez, KB Home Lonestar, Inc., for approval to subdivide a tract of land to establish Overlook at Medio Creek Unit 4 Subdivision, generally located south of the intersection of Cottage Creek and Overlook Acres. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 3    **170311:** Request by Bruce Cash, PDI Development, Inc., for approval to subdivide a tract of land to establish Paloma Unit 5 Subdivision, generally located southeast of the intersection of U.S. Highway 90 East and Welch Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4    **170441:** Request by Dr. Jeff Goldhorn, Education Service Center, Region 20, for approval to replat a tract of land to establish ESC Region 20 Subdivision, generally located east of the intersection of Carson Street and Norfleet Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 5    **170484:** Request by Bradley Warr, Mountain West IRA, Inc., FBO Farnum Warr IRA ETAL, for approval to replat a tract of land to establish Larkspur Drive Subdivision, generally located southwest of the intersection of Link Drive and Larkspur Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6    **170495:** Request by Jay A. Hannah, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22P Subdivision, generally located northwest of the intersection of Sage Run and Wilby Lane. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

- Item # 8 **PLAN AMENDMENT CASE # 18027 (Council District 2):** A request by Miguel Angel Payran Hernandez, for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from “Medium Density Residential” to “General Commercial” on the South 91.1 feet of Lot 27 through Lot 32, Block 21, NCB 1620, located at 1430 South New Braunfels Avenue. Staff recommends Approval. (Daniel Hazlett, Planner, (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018100 CD)
- Item # 10 **PLAN AMENDMENT CASE # 18029 (Council District 1):** A request by Donald Oroian, for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from “Low Density Residential,” to “Medium Density Residential,” on the south 50-feet of Lot 1 and Lot 2, Block 15, located at 416 Kendall Street. Staff recommends Approval. (Daniel Hazlett, Planner, (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018105)
- Item # 12 **PLAN AMENDMENT CASE # 18031 (Council District 2):** A request by Brown & Ortiz P.C. 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 “Parks and Open Space” and “Urban Living” to “Community Commercial” on 9.5 acres out of NCB 18225 and CB 5083, generally located at 999 East Interstate Highway 10. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018108)
- Item # 14 **PLAN AMENDMENT CASE # 18033 (Council District 8):** A request by Brown & 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 Center” to “General Urban Tier” on 13.76 acres out of NCB 14686 and NCB 14691, generally located in the 5600 block of Babcock Road. Staff recommends Approval. (Kayla Leal, Planner, (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018111)

**Motion**

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

Motion: Commissioner M. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 7, 9, 13, 15, & 16.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Item # 7 **(Continued from 02/14/18) 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. (Associated Zoning Case Z2018092)

Daniel Hazlett, Planner, presented item # 7 PA 18024 to the Planning Commission.

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, 2 returned in opposition, and the Estates of Forest Crest HOA is in opposition. Staff received a petition with 80 signatures in opposition from residents outside the 200 feet notification radius.

Ashley Farimond, representative, requested a continuance to work with the community.

**The following citizens appeared to speak:**

Colleen Waguespach, yielded time to Mary Stehlig.

Mary Stehlig, President of the Estates of Forest Crest HOA, requested a continuance to work with the representative.

Rachel Belinsky, requested a continuance to work with the representative.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 7 PA 18024, as presented.

Motion: Commissioner Kachtik made a motion for a continuance to March 14, 2018.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item # 9 **PLAN AMENDMENT CASE # 18028 (Council District 1):** A request by David Anton Armendariz, for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from “Medium Density Residential” to “High Density Residential,” on Lots 51 through Lot 56, Block 2, NCB 6481, located at 1553 West Woodlawn Avenue. Staff recommends Denial. (Angela Cardona, Planner, (210) 207-5836, [angela.cardona@sanantonio.gov](mailto:angela.cardona@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2018104)

Angela Cardona, Planner, presented item # 9 PA 18028 to the Planning Commission.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

Angel Ruiz, representative, amended his zoning request to “MF-25” for six (6) units plus an additional building on the property.

**The following citizens appeared to speak.**

Maureen Anderson, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 9 PA 18028, as presented.

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

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

**Motion Passed as Denial**

- Item # 13 **PLAN AMENDMENT CASE # 18032 (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 “Rural Estate Tier” to “Regional Center” on the south 180-feet of Lot 5, Block 1, NCB 17637, located at 10540 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Marco Hinojosa, Planner (210) 207-8208, [Marco.Hinojosa@sanantonio.gov](mailto:Marco.Hinojosa@sanantonio.gov), Development Services Department) (Associated Zoning Case Z2018110)

Marco Hinojosa, Planner, presented item # 13 PA 18032 to the Planning Commission.

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Teresa Myers, representative, requested the zoning to be consistent with the surrounding properties as “C-3”. The representative presented a list of potential businesses that could fit into the shopping center as “C-3”.

Jerry Arredondo, representative, stated they met with the community and Mountain View Coalition Neighborhood Association.

**No citizens appeared to speak.**

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 13 PA 18032, as presented.

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

Second: Commissioner Kachtik

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

Opposed: Ozuna

**Motion Passed as Denial**

Item # 15 Resolution appointing members of the Planning Commission to the Planning Commission Technical Advisory Committee. (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department)

**PCTAC members Nominations**

Catherine Hernandez, DSD Administrator, called for nominations for two (2) PCTAC members.

Commissioner M. Garcia nominated Commissioner Kachtik.

Commissioner Kachtik nominated Commissioner Ozuna.

Commissioner Whittington nominated Commissioner Cigarroa.

Commissioner Cigarroa nominated Commissioner Whittington.

**Commission Action:**

Votes: Ozuna (6), Cigarroa (4), Kachtik (2), and Whittington (1)

**Results:**

Commissioner Ozuna and Commissioner Cigarroa will serve as PCTAC members.

**PCTAC Chairman nominations**

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

Commissioner Whittington nominated Chairman Peck.

Commissioner Ozuna seconded the nomination for Chairman Peck.

**Commission Action:**

Votes: Peck (6)

**Results:**

Chairman Peck will remain to serve as PCTAC Chair.

**Approval of Minutes**

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

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

**Director's Report:**

- Reminder for the FDR requirement.
- New Planning Commissioner Orientation.

**Adjournment**

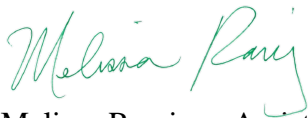
There being no further business, the meeting was adjourned at 2:57 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'G. W. Peck', with a long horizontal flourish extending to the right.

George W. Peck, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', with a stylized, flowing script.

Melissa Ramirez, Assistant Director