

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**July 25, 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, Cigarroa, M. Garcia, Ozuna, Kachtik, Gonzalez, C. Garcia
- Absent : Brunson

-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**

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

**Plats**

- Item # 1    **160563:** Request by George A. "Chip" Field, III, Cumberland 90, LTD., for approval to subdivide a tract of land to establish The Orchard Phase 1 Subdivision, generally located northwest of the intersection of State Hwy 211 and US HWY 90. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 2    **170108:** Request by William Farrar, Instastorage Braun, LLC, for approval to subdivide a tract of land to establish Braun Road Storage Subdivision, generally located northwest of the intersection of Loop 1604 and Braun Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 7    **180245:** Request by Lloyd A. Denton, Jr., SA Kinder West Units 1 & 2, Inc., for approval to replat a tract of land to establish Kinder West, Unit 1 (Enclave) Subdivision, generally located northwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Motion**

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

Commissioner Gonzalez motioned to approve all items on the combined agenda as presented with the exception of items 1, 3, 4, 5, 6, 8, 9, and 11.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

**Commissioner Cigarroa recused herself from the Planning Commission at 2:04 pm.**

- Item # 3    **170302:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Alamo Ranch Unit 17B Subdivision, generally located northwest of the intersection of Alamo Ranch Parkway and Alamo Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 4    **170315:** Request by Shannon Birt, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Foster Meadows Unit 12 Subdivision, generally located southeast of the intersection of Foster Meadows and Lakefront. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 5    **170377:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Fallbrook-Unit 7A, Enclave Subdivision, generally located east of the intersection of Camillia Trace and Clematis Falls. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 6    **170417:** Request by Shannon Birt, LGI Homes-Texas LLC, for approval to subdivide a tract of land to establish Luckey Ranch Unit 11 Subdivision, generally located southeast of the intersection of WT Montgomery and Luckey River. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8    **180325:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Elm Valley Unit 1B Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Motion**

Chairman Peck asked for a motion for items 3, 4, 5, 6, and 8 as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Whittington.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Commissioner Cigarroa re-entered the Planning Commission at 2:05 pm., Chairman Peck recused himself from the Planning Commission.**

**Variance**

- Item # 9    **FPV 18-003:** Request by Government Relations Group of TX for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2018287 for an existing commercial tract (Zoned C-3) located at 3939 Thousand Oaks, at the northwest corner of Thousand Oaks and Salado Creek Tributary F, east of Bulverde Road. Staff recommends Approval. (Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, Transportation and Capital Improvement Department)

**Motion**

Commissioner Whittington asked for a motion for item 9, as presented.

Motion: Commissioner Ozuna made a motion to recommend Approval.

Second: Commissioner C. Garcia.

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Chairman Peck re-entered the Planning Commission at 2:06 pm.**

**Comprehensive Master Plan Amendments**

Item # 11 (Continued from 07/11/18) **PLAN AMENDMENT CASE # 18070 (Council District 2):** A request by Melissa Rodriguez, applicant, for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "General Commercial" on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018233 CD)

Kayla Leal, Planner, presented item #11 PA18070 to the Planning Commission.

Melissa Rodriguez, representative, stated the request is for rezoning.

**The following citizens appeared to speak:**

Willie Mae Taylor, spoke in opposition.

Monica Brite, spoke in opposition.

Luberta Sutherfield, spoke in opposition.

James Dickerson, spoke in opposition.

Arman Hathaway, spoke in opposition.

**Motion**

Chairman Peck asked for a motion for item #11, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval.

Second: Commissioner Cigarroa

In Favor: Peck, Whittington, Cigarroa, Ozuna, Gonzalez

Opposed: C. Garcia, M. Garcia, Kachtik

**Motion Passed**

**Approval of Minutes**

Item # 12      Consideration and Action on the Minutes from July 11, 2018.

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

**Adjournment**

There being no further business, the meeting was adjourned at 2:48p.m.

APPROVED

  
George W. Beck, Chairman

ATTEST:

  
Melissa Ramirez, Assistant Director