

# SAN ANTONIO PLANNING COMMISSION MINUTES

April 14, 2010

2:00 P.M.



Amelia Hartman, *Chair*  
Jose R. Limon, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*  
Dr. Sherry Chao-Hrenek  
Lynda Billa Burke  
Rolando H. Briones  
Christopher M. Lindhorst  
Marcello Diego Martinez  
Jody R. Sherrill



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEM:

### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Zoning Process briefing (PDSD)
- Discussion of future work session presentations

## 2. 2:00 P.M.– Call to Order, Board Room

## 3. Roll Call – *Present: Hartman, Limon, Chao, Burke, Briones, Sherrill, Rodriguez* *Absent: Lindhorst, Martinez*

## 4. Citizens to be heard:

*Dan Martinez - (Chairman of the Eastern Triangle implementation and management group)*  
*Spoke in opposition on item # 17.*

*John Rivenburgh - (Rep. Lockhill Home-owners Assoc.) Spoke in opposition of item # 5C & 8.*

## 5. PUBLIC HEARINGS – *Chair opened public hearing*

### REPLATS W/ WRITTEN NOTIFICATION:

A. 090189      **Judson New Elementary #3**  
(On the south side of Nacogdoches Road east of Dolente Road)

B. 100088      **Green Meadows Estates Unit 2 BSL**

\* Project is located in the Camp Bullis Notification Area.

(Southwest corner of Jackson-Keller Road and Orland Park Drive)

- C. 090256      1719 Silver Oaks**  
(Southeast corner of the intersection of Lima Drive and Silver Oaks)

**PLANNED UNIT DEVELOPMENT (PUD) PLANS**

- D. 09-007      Gardner Springs PUD**  
(North side of New Sulphur Springs Road, at Gardner Road)

- E. 10-002      Dove Creek PUD**  
(On the west side of Loop 1604, north of Dove Canyon)

*Chair closed public hearing*

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**CONSENT AGENDA**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 6-9 HELD ABOVE:**

6.    090189      **Judson New Elementary #3**  
(On the south side of Nacogdoches Road, east of Dolente Road)
7.    100088      **Green Meadows Estates Unit 2 BSL**  
(Southwest corner of Jackson-Keller Road and Orland Park Drive)
8.    ~~090256~~      ~~1719 Silver Oaks~~      **PULLED TO INDIVIDUAL CONSIDERATION**  
(Southeast corner of the intersection of Lima Drive and Silver Oaks)
9.    ~~09-007~~      ~~Gardner Springs PUD~~      **PULLED TO INDIVIDUAL CONSIDERATION**  
(North side of New Sulphur Springs Road, at Gardner Road)

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*Motion: Commissioner Burke to approve consent agenda less items # 5C & 8 and Item # 9.*  
*Second: Commissioner Chao*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

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## INDIVIDUAL CONSIDERATION

08. 090256 1719 Silver Oaks  
(Southeast corner of the intersection of Lima Drive and Silver Oaks)

*Motion: Commissioner Chao to follow staffs recommendation for approval.*

*Second: Commissioner Burke*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

09. 09-007 Gardner Springs PUD  
(North side of New Sulphur Springs Road, at Gardner Road)

*Motion: Commissioner Limon to follow staffs recommendation for approval.*

*Second: Commissioner Sherrill*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

### VARIANCES and APPEALS:

10. ~~10-002~~ ~~Dove Creek PUD~~ (PUD PLAN) **PULLED**  
(On the west side of Loop 1604, north of Dove Canyon)

11. 060084 Kriewald Road Unit 6  
(North of Highway 90, east of Pue Road)

*Motion: Commissioner Briones to follow staffs recommendation for approval.*

*Second: Commissioner Chao*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

12. 060638 Foster Meadows Unit 13E (Time Extension)  
(Near the intersection of Sinclair Road and Vista Lake)

*Motion: Commissioner Rodriguez to follow staffs recommendation for approval.*

*Second: Commissioner Briones*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

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**LAND TRANSACTIONS:**

13. **S.P. 1461** Public Hearing and consideration of a request to close, vacate and abandon a portion of a 15 foot- wide alley Public Right of Way located between Gazel and Eland Drive adjacent to NCB 10183. (Capital Improvements Management Services by Mary L. Fors)

*Motion: Commissioner Burke to follow staffs recommendation for approval.*

*Second: Commissioner Sherrill*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

14. **S.P. 1474** - Request for a license to use a total of 126 square feet of S. Main Avenue Public Right of Way (Capital Improvements Management Services, by Jesse Quesada and Christina De La Cruz)

*Motion: Commissioner Rodriguez to follow staffs recommendation for approval.*

*Second: Commissioner Limon*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

15. Resolution Recommending Council Authorization to Acquire Parcels of Land for the Linear Creekway Parks Development Project. Proposed Land Acquisitions Include approximately 129 acres of land located in Council Districts 3, 4, 6, 7, 8 and 10 along Leon Creek, Salado Creek and the Medina River for the Linear Creekway Parks Development Project. (Parks and Recreation Department by, Brandon Ross)

*Motion: Commissioner Limon to follow staffs recommendation for approval.*

*Second: Commissioner Burke*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

*Record shows that Commissioner Sherrill has left the board meeting at 2:36 PM.*

**COMPREHENSIVE MASTER PLANS:**

16. Public hearing and consideration of a resolution recommending the San Antonio International Airport Vicinity Land Use Plan, a 45.5 square mile area bound by Huebner Road, Bitters Road, Jones Maltsberger Road, and Loop 1604 to the north; O'Connor Road, Bulverde Road, Nacogdoches Road, and IH 35 to the east; Fort Sam Houston, Harry Wurzbach, Broadway, Alamo Heights city limits, US 281, and Loop 410 to the south; and, Lockhill-Selma Road and NW Military Hwy to the west, to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to

"Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Development Services Department by John Osten)

*Motion: Commissioner Rodriguez to follow staffs recommendation for approval.*

*Second: Commissioner Burke*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

17. **PA10011** - Public hearing and consideration of a resolution amending the land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.2053 acres located at 1815 and 1835 Hammond Avenue from Medium Density Residential land use to Community Commercial land use. (Planning and Development Services Department by Loretta N. Olison and Andrea Gilles)

*Carlos Rivera - Applicant-explains request is for future expanding of business and answered commissioners' questions.*

*Motion: Commissioner Limon to follow staffs recommendation for denial.*

*Second: Commissioner Rodriguez*

*In Favor: Limon, Rodriguez, Hartman*

*Opposed: Burke, Chao, Briones*

*Motion Fails*

*Motion: Commissioner Briones to approve applicants request to change land use.*

*Second: Commissioner Chao*

*In Favor: Briones, Chao, Burke,*

*Opposed: Limon, Rodriguez, Hartman*

*Motion Fails*

*Motion: Commissioner Limon to continue item for next board meeting on April 28, 2010.*

*Second: Commissioner Burke*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

18. **PA10012**- Public hearing and consideration of a resolution amending the land use plan contained in the Arena District/ Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 8.997 acres located at 3700 Belgium Lane from High Density Residential land use to Mixed Use land use. (Planning and Development Services Department by Robert C. Acosta)

*Motion: Commissioner Briones to follow staffs recommendation for approval.*

*Second: Commissioner Burke*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

19. **PA10014** - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres located at 1402 W. Olmos Drive from Urban Low Density Residential land use to Neighborhood Commercial land use. (Planning and Development Services Department by Tyler Sorrells and Andrea Gilles)

*Jerry Arredondo - Applicant-presented and answered commissioner's questions.*

*Janie Brock -Spoke in favor of land use change and answered commissioners questions.*

*Motion: Commissioner Burke to follow staffs recommendation for denial.*

*Second: Commissioner Chao*

*In Favor: Burke, Chao, Hartman*

*Opposed: Limon, Briones, Rodriguez*

*Motion Fails*

*Motion: Commissioner Limon to continue item for next board meeting on April 28, 2010.*

*Second: Commissioner Briones*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

20. **PA10015** - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres located at 1606 Fulton Avenue from Medium Density Residential land use to Neighborhood Commercial land use. (Planning and Development Services Department by Andrea Gilles)

*Russell Felan -Applicant-Spoke and answered commissioners' questions.*

*Motion: Commissioner Rodriguez to follow staffs recommendation for approval.*

*Second: Commissioner Burke*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

#### **OTHER ITEMS:**

21. Approval of the minutes for the March 24, 2010 Planning Commission meeting.

*Motion: Commissioner Chao to follow staffs recommendation for approval.*

*Second: Commissioner Burke*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

**22. Director's report – Patrick Howard**

*Five items in recent months that were recommended approval by Planning Commission were scheduled for City Council. One of which is the North Central Community Plan was heard by City Council on April 1, 2010 and it will be continued. Three others were heard and approved by City Council. A street closure was approved on April 1, 2010. Sector Plans have been launched earlier this year, two of these plans are currently under way, Heritage South Sector Plan and North Sector Plan. The Heritage South Sector Plan will possibly go before Planning Commission in May with intention of going before City Council in June. The North Sector Plan is tentatively going to City Council on August 5, 2010. We will include the Planning Commission on future community meeting notifications.*

**23. Executive Session:** consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

**24. ADJOURNMENT** - There being no further business, the meeting was adjourned at **4:25 pm**.

**ATTEST:**

  
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Executive Secretary

**APPROVED:**

  
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Chair