

SAN ANTONIO PLANNING COMMISSION MINUTES

July 8, 2009

2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Andrea Rodriguez

Lynda Billa Burke

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez



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 ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (PDSD)
- Briefing on the Huebner/Leon Creeks Community Plan Update (Comprehensive Planning by John R. Osten)

2. 2:12 P.M.– Call to Order, Board Room

3. Roll Call – Present: Garcia, Hartman, Friesenhahn, Limon, Chao, Lindhorst, Martinez Absent: Rodriguez, Billa-Burke

4. Citizens to be heard at time item is presented for discussion.

5. PUBLIC HEARINGS

Chari Garcia opened the public hearing.

REPLAT(S) W/ WRITTEN NOTIFICATION:

- A. 090159 Alamo Acres**
(Near the northwest corner of Abe Lincoln and Whitby Road)
- B. 090186 Woller Creek Unit 1, Lot 18**
(On the west side of Woller Valley, north of Woller Trail)

* Project is located in the Camp Bullis Notification Area.

PLANNED UNIT DEVELOPMENT (PUD) PLAN(S):

- C. 09-002** — ~~Anaqua Springs Ranch Unit IV*~~ *PULLED TO INDIV. CONSIDERATION*
(On the southside of Toutant Beauregard Road, west of Scenic Loop Road)
- D. 09-005** — ~~Palmira*~~ *PULLED TO INDIV. CONSIDERATION*
(At the northwest corner of Scenic Loop Road and Cross Mountain Trail)

REPLAT(S):

- E. 070611** **Babcock/1604 14.72 Acre Tract**
(At the southwest corner of Loop 1604 and Babcock Road)
- F. 090145** **Pearl Brewery Development, Unit 1A**
(On the southside of Grayson Street, west of Avenue A)

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), 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 6-10 HELD ABOVE:

- 6. 090159** **Alamo Acres**
(Near the northwest corner of Abe Lincoln and Whitby Road)
- 7. 090186** **Woller Creek Unit 1, Lot 18**
(On the west side of Woller Valley, north of Woller Trail)
- 8. 09-002** — ~~Anaqua Springs Ranch, Unit IV*~~ *PULLED TO INDIV. CONSIDERATION*
(On the southside of Toutant Beauregard Road, west of Scenic Loop Road)
- 9. 070611** **Babcock/1604 14.72 Acre Tract**
(At the southwest corner of Loop 1604 and Babcock Road)
- 10. 090145** **Pearl Brewery Development, Unit 1A**
(On the southside of Grayson Street, west of Avenue A)

PLAT(S):

11. 070600 **Park Place II, Unit 8**
(The extension of Clover Creek, south of Manor Creek)
12. ~~080390~~ ~~**Stonewall Ranch Commercial***~~ ***PULLED TO INDIV. CONSIDERATION***
(At the southwest corner of IH 10 and Stonewall Bend)

Chair Garcia stated items 5C&8, 5D, and 12 will be pulled from Consent and placed in individual consideration.

Chair Garcia called for a motion.

Motion: Commissioner Martinez to approve all consent items less items # 5C&8, 5D, 12.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

INDIVIDUAL CONSIDERATION

~~14. FPV 09-013 Dublin Apartments (Floodplain Variance)* Pulled by the applicant~~
(3935 Thousand Oaks, Building #15)

C. 09-002 **Anaqua Springs Ranch Unit IV* *PULLED FROM CONSENT AGENDA***
(On the southside of Toutant Beauregard Road, west of Scenic Loop Road)

8. 09-002 **Anaqua Springs Ranch, Unit IV* *PULLED FROM CONSENT AGENDA***
(On the southside of Toutant Beauregard Road, west of Scenic Loop Road)

Jim Cannizzo – Spoke in favor of development.

Chair Garcia called for a motion.

Motion: Commissioner Lindhorst to follow staffs recommendation for approval.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

Motion Passes

12.080390 Stonewall Ranch Commercial* PULLED FROM CONSENT AGENDA
(At the southwest corner of IH 10 and Stonewall Bend)

Jim Cannizzo – Spoke in favor.
Diane Lange – Spoke in opposition.
Allen Townsend – Spoke in opposition

Chair Garcia called for a motion.

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

PLANNED UNIT DEVELOPMENT (PUD) PLAN(S):

D. 09-005 Palmira*PULLED TO INDIV. CONSIDERATION
(At the northwest corner of Scenic Loop Road and Cross Mountain Trail)

13.09-005 Palmira*
(At the northwest corner of Scenic Loop Road and Cross Mountain Trail)

Jim Connizzo – Spoke in opposition.
Rob Carraway – Spoke in opposition.
Lester Roundtree – Spoke in opposition.
Bol Fitzgerald – Spoke in opposition.
Annalisa Peace – Aquafier Alliance, Spoke in opposition.
Dr. Ruth Lofgren – Spoke in opposition.
Christe Villarreal – Highland Hills Neighborhood Association, Spoke in opposition.
Joyce Thompson – Spoke in opposition.
Anita Anderson – President of Bexar County Audobon Society, Spoke in opposition.
Barbara Witte-Howell – S. A. Conservation Society, Spoke in opposition.
Lindsay Ratcliffe – Spoke in opposition.
Bebe Fenstermaker – Spoke in opposition.
Meeting adjourned for a break by the Chair at 3:39 PM and resumed at 3:50 PM.
Betty Muyres – Spoke in opposition.
James Richardson – Spoke in opposition.
Michael Moore – Spoke in opposition.
Diane Lange – Spoke in opposition.
Allen Townsend – Spoke in opposition.
Kimberly Schmitto – Spoke in opposition.
Steve Brown – Representing the applicant. Answered questions from the commissioners.
Kay Hinder – PDSD, Answered questions regarding archialogical findings.
Bob Brock – PDSD, Answered questions regarding emergency exits.
Susan Guinn – City Attorney's Office – Answers questions regarding applicants permits and vesting rights.
Jim Connizzo – Answered commissioner's questions regarding surveys and submitting them to the Wildlife Reserve.

Chris Hebner - City Attorney's Office – Answers question regarding the Wildlife reserve outcome.

Kurt Nixon – SAWS – Answers questions on the recharge zone and contributing zones.

Mark Bird – PDSD – Answered question regarding the monitoring of trees on the property.

Chair Garcia called for a motion.

Motion: Commissioner Lindhorst to follow staffs recommendation for approval.

Second: Commissioner Martinez.

In Favor: C. Garcia, J. Limon, S. Chao, C. Lindhorst, M. Martinez

Opposed: A. Hartman, J. Friesenhahn

Motion Passes

Chair closed the public hearing

OTHER ITEMS:

15. Approval of the minutes for the June 24, 2009 Planning Commission meeting

Motion: Commissioner Martinez to approve the minutes.

Second: Commissioner Hartman

In Favor: C. Garcia, A. Hartman, J. Friesenhahn, C. Lindhorst, M. Martinez

Opposed: None

Abstained: S. Chao, J. Limon

Motion Passes

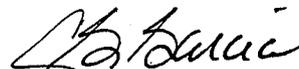
16. Director's report – No report

17. 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

18. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:40 pm.

APPROVED



Cecilia Garcia, Chair

ATTEST:



Executive Secretary