

SAN ANTONIO PLANNING COMMISSION AGENDA



August 26, 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 ITEM

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

- Agenda items may be discussed (Planning and Development Services)

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

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

4. Public hearing, briefing and consideration of the City of San Antonio's FY 2010-FY 2015 Proposed Capital Improvements Plan. (Office of Management & Budget by Maria Villagomez, Asst. Director, and Capital Improvements Management Services by Debbie Sittre, Asst. Director)

Motion: Commissioner Martinez to approve proposed Capital Improvements Plan.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

5. Citizens to be heard – **No citizens to be heard at this time.**

* Project is located in the Camp Bullis Notification Area.

6. PUBLIC HEARINGS – Chair opened public hearing

Council Ferguson
District Index #

REPLAT W/ WRITTEN NOTIFICATION:

A. 090067 **Valdes *** **8** **479 E-3**
(On the south side of Cielo Vista Drive, west of Interstate Highway 10)

REPLAT:

B. 070700 **The Mirabella** **7** **580 F-6**
(On the south side of Bandera Road, west of Broadview Drive)

Chair closed public hearing

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 AND 7 HELD ABOVE:

7. 090067 **Valdes *** **8** **479 E-3**
(On the south side of Cielo Vista Drive, west of Interstate Highway 10)

8. 070700 **The Mirabella** **7** **580 F-6**
(On the south side of Bandera Road, west of Broadview Drive)

PLATS:

9. 070743 **Resort Pkwy, Phase 2** **OCL** **484 E-2**
(Extension of Resort Parkway, north of Cibolo Canyon)

10. 080320 **Tuscany Heights, Wilderness Oak *** **OCL** **483 C-1**
(The extension of Wilderness Oaks from Mountain Lodge)

11. 080383 **Redland Hills-Unit 1** **10** **517 F-3**
(On the north side of Jones-Maltsberger Road, east of Redland Road)

12. 080546 **Shoppes at Wilderness Oak *** OCL 483 D-1
(On the west side of U.S. Highway 281, south of Summerglen Way)
13. 090160 **Crosswinds Ways / IH 35** 10 553 B-4
(At the northeast corner of Interstate Highway 35 and Weidner Road)

Motion: Commissioner Martinez to approve all consent items.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

VARIANCE:

14. FPV 09-017 **Stillwater Ranch Unit-12A** (Floodplain Permit Variance) 6 577 D-1
(On the north side of Culebra at Roft Road)

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

LAND TRANSACTION:

15. **S.P. No. 1293** Request to declare as surplus to the needs of the City of San Antonio and sell an irregular 0.191 of an acre abutting Viesca Avenue and adjacent to County Block 5216 (Capital Improvements Management Services by Martha Almeria)

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

COMPREHENSIVE MASTER PLANS:

16. 09019: Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of an approximately 0.1731 acre tract of land located at 519 Rochambeau Street, more specifically described by legal description NCB 3731 BLK 4 LOT TR B, from Low Density Residential land use to Neighborhood Commercial land use. (Planning and Development Services Department by John Osten, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

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Roxanne Barrera-Calvo – S. Central S.A. Comm Plan – answered Commissioner's questions.

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Motion Passes

Chair closed public hearing.

17. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to de-designate a segment of the North & South Connector and designate a new alignment to extend Retama Parkway generally located east of NW Loop 1604, north I-35, south of Nacogdoches Road, and west of Evans Road. (Planning and Development Services Department, by Richard Martinez, Senior Planner; Trish Wallace)

Larry Verner – City of Selma (Engineer) – spoke in favor.

Janice Gangawer – Judson ISD – spoke in favor.

Jesus Garza – PDSD – answered Commissioner's questions.

Motion: Commissioner Hartman to follow staffs recommendation for approval.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Chair closed public hearing.

18. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to de-designate and re-align segments of Somerset Road generally located south of I-35, north of SW Loop 410, and west of Palo Alto Road. (Planning and Development Services Department, by Richard Martinez, Senior Planner; Trish Wallace)

Margaret Tshirhart – Spoke in favor.

Marion Hill – Applicant – Spoke in favor

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Rodriguez

In Favor: Hartman, Rodriguez, Chao, Martinez

Opposed: Friesenhahn, Lindhorst

Motion Fails

OTHER ITEMS:

19. Consideration of a request to acquire real property along Leon Creek for the Linear Creekway Park Development Program (Department of Parks and Recreation, by Andrew Blouet)

Motion: Commissioner Lindhorst to follow staffs recommendation for approval.

Second: Commissioner Friesenhahn

In Favor: Hartman, Rodriguez, Chao, Martinez

Opposed: Friesenhahn, Lindhorst

Motion Passes

Motion: Commissioner Rodriguez moves to reconsider item.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

Motion: Commissioner Rodriguez to close discussion due to incorrect item.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

20. Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee. (Planning and Development Services Department, by Elizabeth Carol)

Motion: Commissioner Rodriguez to approve appointment to Technical Advisory Committee..

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Abstained: Martinez

Motion Passes

21. Consideration of a resolution to change the Planning Commission meeting dates in November and December 2009. (Planning and Development Services Department, by Elizabeth Carol)

Motion: Commissioner Chao to approve alternate Planning Commission meeting dates of Nov. 6, Nov. 20, and Dec. 18.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

18. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to de-designate and re-align segments of Somerset Road generally located south of I-35, north of SW Loop 410, and west of Palo Alto Road. (Planning and Development Services Department, by Richard Martinez, Senior Planner; Trish Wallace)

Motion: Commissioner Rodriguez to re-open item for discussion.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Motion: Commissioner Friesenhahn to follow staffs recommendation for approval to de-designate the segment of I35 to 410 (Point A-B).

Second: Commissioner Martinez

In Favor: Friesenhahn, Lindhorst, Rodriguez, Chao, Martinez

Opposed: Hartman

Motion Passes

Motion: Commissioner Friesenhahn to not approve 2nd proposal of alternate segment point of A – C.

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Motion Passes

22. Approval of the minutes for the August 12, 2009 Planning Commission meeting

Motion: Commissioner Friesenhahn to approve minutes.

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Absatined: Hartman

Motion Passes

23. Director's report –

Items presented and to city council:

- Endangered Species – Approved as recommended.
- UDC – Rough proportionality and streets amendments – Approved as recommended.
- UDC – Remaining 7 points from Biennial Update – Approved with minor changes:
 1. City Council accepted the version reviewed by the TAC subcommittee except that the fair notice item was removed.
 2. The stormwater and floodplain amendments were fine-tuned by the PEPP drainage subcommittee – clarifying inside the City that the City accepts the maintenance easement, outside the City the County must accept the easement and that excavation and fill in the floodplain must be in the same floodplain. These were minor changes that did not need additional review.

24. 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
25. **ADJOURNMENT**

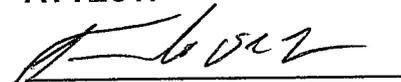
There being no further business, the meeting was adjourned at 4:23 pm.

APPROVED:



Cecilia Garcia, Chair 09

ATTEST:



Executive Secretary