

# SAN ANTONIO PLANNING COMMISSION MINUTES



August 13, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao-Hrenek

Stephanie James

Andrea Rodriguez

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES 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 AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

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 (Development Services)
- Briefing on the Downtown Neighborhood Plan Update (Phase I - West Neighborhood). (Planning and Community Development Department by Gary Edenburn, Sr. Planner).
- Briefing on Ingress/Egress easement RID. – (Development Services Department by Tom Carrasco, Engineer)
- Briefing regarding request for disannexation of approximately 55 acres generally located east of Hwy 281 and south of Loop 410 South. Property is part of the Espada Project, a proposed development of approximately 1,800 acres, which has requested the creation of a Public Improvement District from Bexar County (Planning and Community Development Department by Trish Wallace, Planning Manager).

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

### 3. Roll Call – Present: Van Eman, Garcia, Romero, Hartman, Limon, Friesenhahn, Chao, James, Rodriguez

### 4. Citizens to be heard.

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

- A. ~~070269~~ ~~Alamo Farmsteads Pulled~~  
(On the east side of Stonykirk Road south of Mondean)
- B. 080113 **Alamo Ranch, Unit 23B Lots 77-86 & 901-903**  
(North of the intersection of Defenders Parkway and James Bowie)
- C. 080288 **Pelegreen**  
(On the north side of Whitby Road, east of Barron Drive)

### PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- D. 08-010 **Montgomery Living Community Townhouse**  
(On the north side of Montgomery Drive, east of New World)
- E. 08-012 **Springtime Living Community Townhome**  
(West of the intersection of Spring Time Drive and Babcock Road)

### REPLATS:

- F. 070436 **Legacy North, Enclave**  
(On the northern side of Sonterra Blvd., east of US 281)
- G. 070464 **Tesoro Ridge**  
(Southeast of the intersection of Judson Road and Lookout Road)
- H. 080182 **Quorum Business Center**  
(Northeast of Wetmore and Stahl Road)
- I. 080254 **Alta Roxbury Apartments**  
(On the southeast corner of Wurzbach Road and Roxbury)

Chairman Van Eman opened the public hearing.

### Item #5C and 8

Stan Dodd, expressed concerns with all the trees that will have to be removed in order to allow for this development.

Edward Karam, applicant, stated they would build a single family residential on the subject property. He does not feel this development would pose a threat to community.

Item #5D and 9

Eric Sherer, representing some of the property owners, stated they are in support of the townhome project.

Chairman Van Eman closed the 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, 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 6-14 HELD ABOVE:**

6. **070269 Alamo Farmsteads Pulled**  
(On the east side of Stonykirk Road south of Mondean)
7. **080113 Alamo Ranch, Unit 23B Lots 77-86 & 901-903**  
(North of the intersection of Defenders Parkway and James Bowie)
8. **080288 Pelegreen**  
(On the north side of Whitby Road, east of Barron Drive)
9. **08-010 Montgomery Living Community Townhouses**  
(On the north side of Montgomery Drive, east of New World)
10. **08-011 Springtime Living Community Townhome**  
(West of the intersection of Spring Time Drive and Babcock Road)
11. **070436 Legacy North, Enclave**  
(On the northern side of Sonterra Blvd., east of US 281)
12. **070464 Tesoro Ridge**  
(Southeast of the intersection of Judson Road and Lookout Road)
13. **080182 Quorum Business Center**  
(Northeast of Wetmore and Stahl Road)
14. **080254 Alta Roxbury Apartments**  
(On the southeast corner of Wurzbach Road and Roxbury)

**PLATS:**

15. **060657 Ridge Creek, Unit 1 PUD**  
(North of IH 10 and Nichols Creek)
16. **070155 Canterbury Unit 7**  
(North of Callaghan Road and Landers Farm)
17. **070215 Presidio Heights Unit 2A PUD**  
(Northwest of Loop 1604 and Shavano Ranch)
- ~~18. **070241 Threshold Ranch PUD** Pulled~~  
(On the north side of Boerne Stage Road, west of Bridlewood Trail)
19. **080125 Couture Floors**  
(South of Blue Berry Drive and IH 10)
20. **080135 Wiseman Apartment**  
(South of Wiseman Boulevard, east of Loop 1604)

**LAND TRANSACTIONS:**

21. **S.P. 1350** Request for a Joint Use Agreement for a water line easement within an existing drainage channel controlled by the City of San Antonio. (David Segovia, Capital Improvements Management Services Department)

Chairman Van Eman asked that Items #6 as it is no longer complete and item #18 be pulled from the Consent Agenda for consideration.

Chairman Van Eman asked for a motion to approve the remaining items on the Consent Agenda.

Motion: Commissioner Garcia to approve the remaining items on the Consent Agenda.

Second: Commissioner Romero

In Favor: Unanimous

Opposed: None

Motion Passes.

18. **070241 Threshold Ranch PUD**  
(On the north side of Boerne Stage Road, west of Bridlewood Trail)

Staff introduced the item and recommended approval.

Eleanor Crow, expressed concerns with waterwell and drainage issues. She stated this case was continued from a pervious agenda to have these issues addressed and have not received any response and would like to request this case be continuance so that these issues may be addressed.

Richard O'Neil, representing Mrs. Crow, stated Mrs. Crow has legitimate concerns. He stated they been in contact with the engineer and developer however this issue is still in the works of being address therefore he would like to request a continuance.

Motion: Commissioner Limon to follow staff recommendation.  
Second: Commissioner Romero  
In Favor: Van Eman, Hartman, Romero, Limon, Friesenhahn, Chao,  
James  
Opposed: Garcia, Rodriguez  
Motion Passes.

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## INDIVIDUAL CONSIDERATION

### PLATS:

**22. 080272 Victoria Commons, Unit 5**  
(At the corner of I.H. 37 and Santos Street)

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to follow staff recommendation.  
Second: Commissioner James  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

### VARIANCES and APPEALS:

**23. FPV 08-015 Canyon Crossing, Unit 6**  
(At the southwest corner of Loop 1604 and Highway 90)

Staff introduced the item and recommended approval.

Motion: Commissioner Limon to follow staff recommendation.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

**LAND TRANSACTIONS:**

24. Briefing and consideration of a resolution to transfer approximately five (5) parcels of land and structures thereupon in various council districts to the University Health System in connection with the transfer of clinical preventive health services from the San Antonio Metropolitan Health District to the University Health System (Charles Pruski, Health Department)

Charles Pruski, Health Department, introduced item.

Motion: Commissioner Hartman to follow staff recommendation.  
Second: Commissioner James  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

**COMPREHENSIVE MASTER PLANS:**

- ~~25. Public hearing and consideration of a resolution to change the land use plan in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, for an area bound by Fort Sam Houston to the north and east, I.H. 35 to the south, and N. New Braunfels Avenue to west (Phase 1), by updating the land use component of the Neighborhood Plan. (Planning and Community Department, by Nina Nixon-Mendez, Planning Manager) Pulled~~

Tyler Sorrells has requested a two-week continuance in order to dialog with the with the neighborhood association.

Motion: Commissioner Garcia to continue this item to the next regularly schedule meeting of the Planning Commission Meeting and instruct staff to renotice under are usual procedurès for the next public hearing.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

**OTHER ITEMS:**

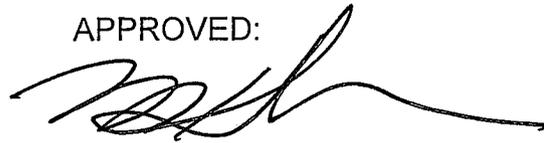
26. Approval of the minutes for the July 23, 2008 Planning Commission meeting.

Motion: Commissioner Garcia to approve the minutes as amended of July 23, 2008.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

- 27. Director's report.
- 28. Questions and discussion.
- 29. 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
- 30. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:58 p.m.

APPROVED:



Murray H. Van Eman, Chairman

ATTEST:



Executive Secretary