

SAN ANTONIO PLANNING COMMISSION MINUTES

December 10, 2008

2:00 P.M.

Murray H. Van Eman, *Chairman*
Cecilia Garcia, *Vice Chair*
Amelia Hartman Jose R. Limon
John Friesenhahn Dr. Sherry Chao-Hrenek
Andrea Rodriguez Christopher M. Lindhorst



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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 (Planning and Development Services)

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

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

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 080154 **Ida Creek, Unit 2A**
(At the intersection of River Canyon and Shining Waters)
- B. 080216 **Allena Village BSL**
(On the northwest corner of Rose Hill Road and Hillwood Drive)
- C. 080578 **The Dominion Office PUD***
(East of IH 10 and south of Dominion Drive)

* Project is located in the Camp Bullis Notification Area.

REPLATS:

- D. 070699 Haven for Hope of Bexar County**
(South of North Frio Street and Leal Street)
- E. 080268 Stone Oak Centre @ Knights Cross***
(South of Stone Oak Parkway and Knights Cross Drive)

Chairman Van Eman opened the public hearing.
Chairman Van Eman closed the 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 6-10 HELD ABOVE:

- 6. 080154 Ida Creek, Unit 2A**
(At the intersection of River Canyon and Shining Waters)
- 7. 080216 Allena Village BSL**
(On the northwest corner of Rose Hill Road and Hillwood Drive)
- 8. 080578 The Dominion Office PUD***
(East of IH 10 and south of Dominion Drive)
- 9. 070699 Haven for Hope of Bexar County**
(South of North Frio Street and Leal Street)
- 10. 080268 Stone Oak Centre @ Knights Cross***
(South of Stone Oak Parkway and Knights Cross Drive)

PLATS:

- 11. 070147 Westwood Center Unit 11**
(At the northeast corner of FM 1560 and Culebra Road)
- 12. 070408 Westwinds West Unit 5 PUD**
(On the north side of Alamo Ranch, west of Roft Road)

13. 070500 **Mountain Lodge Unit 8A Enclave***
(Extending Wilderness Oaks at Alpine Lodge)
14. 080273 **151 Development, Unit**
(Southeast of the intersection of Culebra Road and Alamo Parkway)
15. 080276 **151 Development, Unit 4**
(On the west side of Alamo Parkway, north of Alamo Ranch)

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

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

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

Motion Passes.

INDIVIDUAL CONSIDERATION

PLATS:

16. 080031 **Promised Land Church** Resolution to terminate deferral
(North of Loop 410, east of Southton Road)

Arnie Gonzalez, representative, stated he is the engineer for this project. He stated he would like to request an extension on this plat deferral. He stated they have all approves with exception of Stormwater and SAWS. He stated this project is currently in under review by Stormwater and SAWS is pending a fire inspection verification.

Motion: Commissioner Garcia to postpone until December 19, 2008 Planning Commission Meeting.

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Motion Passes.

17. **080112** **Laredo Springs Unit 1D Enclave*** Pending Completeness
(Extension of Wilderness Oaks between Alpine Lodge and Mountain Lodge)

Bob Brach, Bexar County Public Works, presented item.

Gene Dawson, Pape Dawson Engineers, stated he is aware of the County's requesting and will provide accordingly.

Motion: Commissioner Garcia to approve as presented
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

LAND TRANSACTIONS:

18. **S.P. No 1368** – Request to close, vacate and abandon an improved 25 foot wide alley Public Right of Way adjacent to NCB 2567 (George H. Rodriguez, Assistant Director; Capital Improvement Management Services Department)

Martha Almeria, Capital Improvement Management Services, presented item.

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

COMPREHENSIVE MASTER PLAN:

19. **09002** - Public hearing and consideration of a resolution amending the Midtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1993-acres located at 140 Princeton from Low Density Residential to Neighborhood Commercial land use. (Planning and Development Services Department Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Rebecca Paskos, Senior Planner, presented item.

Guadalupe Flores, stated she is in opposition of this request. She stated the existing auto repair facilities have a tendency of parking vehicles on the sidewalks and which causes pedestrians to walk onto the street. She expressed concerned the safety of the children that walk thru this area to and from school.

Cosima Colvin, representing Beacon Hill Neighborhood Association, stated this property does not within their neighborhood association however; it is within the Midtown Neighborhood Plan. She state they are in opposition of this request. They would like to maintain the existing low density as it calls for in the Plan.

Patricia Gomez, stated she is also in opposition. She feels this would ruin the residential character of the neighborhood.

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

OTHER ITEMS:

20. Approval of the minutes for the November 26, 2008 Planning Commission meeting.

Motion: Commissioner Garcia to approve as presented
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Abstain: Lindhorst
Motion Passes.

21. Director's report

- Budget and Department Performance
- Camp Bullis Awareness Zone
- Edwards Aquifer
- Haven for Hope
- Professional Development Opportunity – conferences and workshops
- River North Master Plan
- Technical Advisory Committee
- Unified Development Code
- Veterans Memorial

22. 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

23. ADJOURNMENT

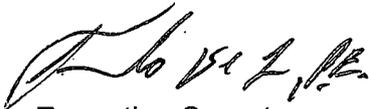
There being no further business, the meeting was adjourned at 2:35 pm.

APPROVED



Cecilia Garcia, Vice Chair

ATTEST:



Executive Secretary