

# SAN ANTONIO PLANNING COMMISSION MINUTES



January 14, 2009



2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn Dr. Sherry Chao-Hrenek

Andrea Rodriguez Christopher M. Lindhorst

Lynda Billa Burke 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 (Planning and Development Services)
- Discussion regarding agenda distribution process

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

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

Absent: None

4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

A. 070218 North San Antonio Hills Unit 1 Lot 901, Block 15  
(On the east side of Shimmering Dawn, north of Thoroughbred Trail)

B. 080496 Palo Alto Unit 4  
(West of Maria Isabel Drive and Twining Drive)

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

**REPLATS:**

- C. 080453      The Vantage at Kitty Hawk**  
(On the west side of Kitty Hawk Drive, north of Miller Road)

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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 6-8 HELD ABOVE:**

6.    **070218      North San Antonio Hills Unit 1 Lot 901, Block 15**  
(On the east side of Shimmering Dawn, north of Thoroughbred Trail)
7.    **080496      Palo Alto Unit 4**  
(West of Maria Isabel Drive and Twining Drive)
8.    **080453      The Vantage at Kitty Hawk**  
(On the west side of Kitty Hawk Drive, north of Miller Road)

**PLATS:**

9.    **070256      Grissom Trails Phase 5 PUD**  
(Extending Grissom Pass east from Grissom Trails Phase 3)
10.   **070257      Grissom Trails Phase 4 PUD**  
(Extending Grissom Woods south from Grissom Trails Phase 5)
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11.   **070311      Lowe's S.E. Commercial**  
(Southwest of SE Military Drive and IH 37)
12.   **070609      Bloomfield Hills PUD\***  
(East of Babcock Road and south of Cielo Vista)
13.   **080009      Tuscany Heights Elementary\***  
(Southwest of Wilderness Oak and Summerglen Way)
14.   **080010      Bulverde Green Elementary School**  
(Southwest of Bulverde Green and Fork Bend Hill)

15. 080147 **Cresta Bella Unit 3 Enclave\***  
(West of IH-10 and north of Camp Bullis Road)
16. 080148 **Cresta Bella Unit 4 Enclave\***  
(Extending Bella Glade north from Cresta Bella Unit 3 Enclave)
17. 080149 **Cresta Bella Unit 5 Enclave\***  
(Extending Bella Garden south from Cresta Bella Unit 3 Enclave)
18. 080173 **Monticello Ranch Unit 4**  
(Northwest of Talley Road and Potranco Road)
19. 080430 **Alamo Ranch Town Center DC**  
(Southwest of Alamo Ranch Parkway and Lone Star Parkway)
20. 080595 **Tierra Del Sol**  
(On the south side of Maridel Avenue at Bogue Avenue)

Staff introduced the item and recommended approval.

Motion: Commissioner Friesenhahn to follow staff's recommendation of approval.

Second: Commissioner Billa Burke

Opposed: None

Motion Passes.

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## INDIVIDUAL CONSIDERATION

### PLATS:

21. 080349 **Preserve at Medina River Unit 2A** (Variance)  
(West of State Highway 16 and south of Watson Road)

Staff introduced item and approval.

Motion: Commissioner Limon to follow staffs recommendation of approval.

Second: Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes

**22. 080352 Preserve at Medina River Unit 1** (Variance)  
(West of State Highway 16 and south of Watson Road)

Staff introduced item and recommended approval.

Motion: Commissioner Martinez to follow staff recommendation for approval of Items #22 to 26.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**23. 080351 Preserve at Medina River Unit 2B**  
(West of State Highway 16 and south of Watson Road)

Motion: Commissioner Martinez to follow staff recommendation for approval of Items #22 to 26.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**24. 080354 Preserve at Medina River Unit 3B**  
(West of State Highway 16 and south of Watson Road)

Motion: Commissioner Martinez to follow staff recommendation for approval of Items #22 to 26.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**25. 080355 Preserve at Medina River Unit 4**  
(West of State Highway 16 and south of Watson Road)

Motion: Commissioner Martinez to follow staff recommendation for approval of Items #22 to 26.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**26. 080356 Preserve at Medina River Unit 3A**  
(West of State Highway 16 and south of Watson Road)

Motion: Commissioner Martinez to follow staff recommendation for approval of Items #22 to 26.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**VARIANCES and APPEALS:**

**27. FPV 09-005 Republic Golf Course** (Floodplain Variance)  
(South of S.E. Military Drive and west of W. W. White Road)

Staff introduced item and recommended denial of the requested floodplain variance.

Russell Yeger, engineer, stated the applicant has constructed the golf cart in a flood plain, for the most the part the issue is in an event of a 100-year rain storm the majority of the back nine would be under water far before the parking would be. The addition of the parking lot is primarily to prevent parking along W.W. White Road. During some of the major events they do have parking that spills onto that road and they would like to create a parking lot that accepts all the parking that is necessary for the golf course. He does understand that it can become a public safety hazard, but in this unique case more than likely there will be no one playing golf during an event such as stated so he feels it will not create a hazard.

Bob Browning, staff, recommended the floodplain variance would be granted upon staff's approval of an exit strategy and appropriate signage directing people where to park and when to exit in the event of flooding.

Motion: Commissioner Billa Burke to follow staffs recommendation. Must have staff approval before the February 11, 2009 Planning Commission meeting, if not, the item will come before the next regularly scheduled Planning Commission meeting.  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**28. FPV 09-007 Lourdes Residence Hall Parking Lot** (Floodplain Variance)  
(Northwest of Culebra Road and Camino Santa Maria)

Staff introduced item and recommended approval.

Ed Descamps , engineer, stated St. Mary's University build a new residence hall and they need parking. At the present moment there are 131 parking spaces within the apache creek floodplain and they are proposing to build a new parking lot that have 31 parking spaces which 16 of those spaces will be within the floodplain. Most of the parking spaces are in excess of 6 inch depth of flow however as a condition for approval St. Mary's University is willing to put flood warning signs on all the existing parking spaces that are already within the floodplain. They will also implement a new management program where the St. Mary's police department will monitor weather events and in case of a flood hazard they will ask the students or residents to move the cars out of the area. If the students are not available the police department will tow the cars from the flooding areas to other parts of the campus.

Motion: Commissioner Lindhorst to follow staffs recommendation of approval.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes

**29. FPV 09-008 DPT Laboratories** (Floodplain Variance)  
(307 E. Josephine)

Staff introduced item and approval.

Motion: Commissioner Hartman to follow staffs recommendation of approval.

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Motion Passes

**LAND TRANSACTIONS:**

- 30. S.P. No. 1406-** Request to purchase an improved portion of S. Flores Street, a Public Right of Way. (Capital Improvements Management Services Department, by George H. Rodriguez)

Staff introduced item and recommended approval.

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

**OTHER ITEMS:**

- 31.** Approval of the minutes for the December 19, 2008 Planning Commission Meeting.

Motion: Commissioner Hartman to approve the minutes of December 10, 2008 with corrections.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

- 32.** Director's report:

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

- 33.** 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

**34. ADJOURNMENT**

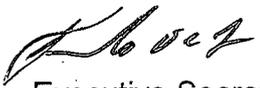
There being no further business, the meeting was adjourned at 2:35 pm.

APPROVED



Cecilia Garcia, Chair

ATTEST:



Executive Secretary