

SAN ANTONIO PLANNING COMMISSION MINUTES



February 24, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek Christopher M. Lindhorst

Lynda Billa Burke Marcello Diego Martinez

Rolando H. Briones Jody R. Sherrill



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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 ITEM(S)

- Work session, 1:30 P.M., Tobin Room
- Agenda items may be discussed (Planning and Development Services)
- Briefing on Retaining Wall Permit (PDSD)
- Development Process Briefing (PDSD)
- Briefing Tree Preservation and Tree Canopy requirements (PDSD)

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

3. Roll Call Present: Hartman, Limon, Rodriguez, Lindhorst, Briones, Chao, Sherrill
Absent: Billa Burke, Martinez

4. Citizens to be heard.

Bill Minor, spoke on item # 13, South Central San Antonio Community Plan. He stated he is speaking on behalf of the churches that are adjacent to the proposed night club on Mission Road. He expressed concerns with violence in the community.

5. PUBLIC HEARING

REPLAT W/ WRITTEN NOTIFICATION:

- A. **080319 Vela Valley I 4 648 B-7**
(On the north side of Ray Ellison Drive, east of Five Palms Drive)

* Project is located in the Camp Bullis Notification Area.

Chair Hartman opened the public hearing.
Chair Hartman 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, and have met all standards for development under state

law, 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 ITEM 6 HELD ABOVE:

6. **080319** **Vela Valley I**
 (On the north side of Ray Ellison Drive, east of Five Palms Drive)

Chair Hartman asked for a motion to approve items on the Consent Agenda.

Motion: Commissioner Lindhorst to approve the items on the Consent Agenda as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

PLATS:

7. **080240** **Westover Hills Medical**
 (On the north side of Westover Hills Boulevard, south of Culebra Road)

Melissa Ramirez, Senior Management Analyst, presented item.

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

VARIANCES AND APPEALS:

8. **060447 The Preserve at Indian Springs Unit 3, Phase 2** (Extension)
 (Extending Sweet Olive South of Sassafra)

Melissa Ramirez, Senior Management Analyst, presented item.

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

9. **060538 Braun Oaks Unit 9** (Extension)
 (At the northeast corner of Braun and Tezel Road)

Melissa Ramirez, Senior Management Analyst, presented item.

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

10. **060607 Southton Village Unit 4** (Extension)
 (Near the northeast corner of Southton Road and Henze Road)

Melissa Ramirez, Senior Management Analyst, presented item.

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

11. **FPV-10-007 Beitel Creek Commercial** (Floodplain)
 (Southwest corner of Thousand Oaks and Wurzbach Parkway)

Melissa Ramirez, Senior Management Analyst, presented item.

Bob Browning, Chief Stormwater Engineer, Public Works, stated the purpose of the drainage work is to reclaim land. He stated in the applicant's letter it stated that this is part of an ordinance that was passed by City Council when Wurzbach Parkway was constructed. He stated the land that was need was donated if the City would agree to reclaim a portion of the land on the opposite side of Wurzbach Parkway.

Caleb Chance, Pape Dawson Engineers, stated as part of the flood plain restoration City would be claiming 26 to 27 acres. He stated the reclaim land is zoned "C-2" and would be utilized for office use.

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

LAND TRANSACTIONS:

12. Conveyance of 12.665 acres of land to the San Antonio River Authority for Phases III and IV of the Mission Reach of the San Antonio River Improvements Project. (Center City Development Office, by Lori Houston)

Lori Houston, Project Manager, Center City Development Office, presented item.

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

COMPREHENSIVE MASTER PLANS:

13. **PA10007** - 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 multiple parcels totaling approximately 9.62 acres located on the east and west sides of Mission Road generally bound by Belden Avenue to the north and Huff Street to the south from Low Density Residential land use to Mixed Use land use and to Neighborhood Commercial land use. (Planning and Development Services Department by Sidra Maldonado).

Sidra Maldonado, Planner, presented item.

Jacklyn Ruiz, representing South Texas Cemetery Services which is currently located on Mission Road, she stated they have been in operation for 10 years and is concerns with how this proposal may affect the zoning on their business.

David Ramos, currently operates a business at 2805 Mission Road, stated he is concerned with how, if any, this change may affect his business.

Connie Ramos, 2805 Mission Road, also expressed concerns with the limitations/restrictions this proposed change may have on their business.

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

14. **PA10008** - Public hearing and consideration of a resolution amending the land use plan contained in the Greater Dellview Community Plan, a component of the Master Plan of the City, by changing the land use of: 1) multiple parcels located on the east side of West Avenue between Jackson Keller Road and Glen Ivy Street from Community Commercial land use to Industrial land use and, 2) multiple parcels located on the east side of West Avenue between Mackey and Venice Streets from Community Commercial land use and Low Density Residential land use to Public Institutional land use and Neighborhood Commercial land use. (Planning and Development Services Department by Gary Edenburn)

Gary Edenburn, Senior Planner, presented item.

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

15. **PA10009** - Public hearing and consideration of a resolution amending the land use plan section contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by adding "Office" as a land use category to the Land Use Plan and by changing the land use of: 1) multiple parcels located on the east and west sides of West Avenue between Gardina and West Wildwood Streets from Neighborhood Commercial land use to Community Commercial land use, 2) a parcel located on the east side of West Avenue between Alamos and Lee Hall Streets from Urban Low Density Residential land use to Neighborhood Commercial land use, and 3) multiple parcels located on the east side of West Avenue between Fresno and Santa Monica Streets from Neighborhood Commercial land use to Office land use. (Planning and Development Services Department by Gary Edenburn)

Gary Edenburn, Senior Planner, presented item.

Bob Weik, property owner of 2014 West Avenue, spoke in opposition of this proposed change. He stated for the past 45 years he has had an "I-1" zoning designation and has operated an electrical contracting company at said address. The facility currently has 4 mechanical bays of which were used to repair their vehicles. He stated he is in the process of selling his property and the proposed buyer will be utilizing the property, as an auto collision facility however, if the proposed plan amendment is granted the auto collision operation would not allow.

Greg Smith, business owner at 2013 West Avenue, stated he would also like to express his opposition. He stated they currently have a plumbing business and have been in operation since 1954. He further stated their current zoning designation is an "I-1" and as stated by Mr. Weik this proposed change would have a negative impact on their property.

Mr. Triplett, expressed the same concerns. He stated this proposed plan amendment would prohibit the existing land use of the business that are in operation and have been for numerous years in this area. Therefore, he would like to request this plan amendment be adjusted in such a way that would allow the existing land use.

Motion: Commissioner Chao to continue until March 10, 2010.
Second: Commissioner Briones
In Favor: Limon, Rodriguez, Briones, Chao, Sherrill
Opposed: Hartman, Lindhorst
Motion Passes

OTHER ITEMS:

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

Motion: Commissioner Lindhorst requested this item be continued until March 10, 2010 so that all Planning Commissioners be present.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

17. Approval of the minutes for the February 10, 2010 Planning Commission meeting

Motion: Commissioner Sherrill to approve the minutes as presented
Second: Commissioner Lindhorst
In Favor: Limon, Rodriguez, Lindhorst, Briones, Chao, Sherrill
Opposed: None
Abstain: Hartman
Motion Passes.

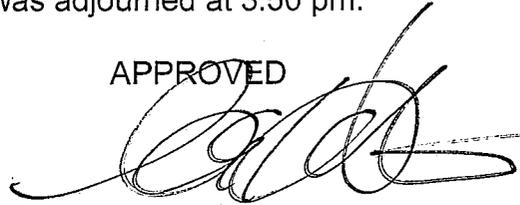
18. Director's report

- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o City Council Report
- o Edwards Aquifer
- o Master Plan update
- o Professional Development Opportunity – conferences and workshops
- o Steering Committee on Historic Preservation
- o Technical Advisory Committee
- o Transportation
- o Unified Development Code

19. 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
20. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:50 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary