

SAN ANTONIO PLANNING COMMISSION MINUTES

April 8, 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 ITEMS

A. Work session, 1:00 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on the Eastern Triangle Community Plan (Planning and Development Services)
- Briefing on the Ingram Hill Neighborhood Plan (Planning and Development Services)
- Briefing on the TAC Establishing and Governance procedures (Planning and Development Services)
- Briefing regarding Municipal Boundary adjustment between City of San Antonio and City of Kirby (Planning and Development Services)

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

3. Roll Call –

Present: Hartman, Limon, Friesenhahn, Rodriguez, Billa Burke, Lindhorst, Martinez
Absent: Garcia, Chao

4. Citizens to be heard

5. PUBLIC HEARINGS

Vice-Chair Hartman opened the public hearing.

REPLATS W/ WRITTEN NOTIFICATION:

A. 070475 275 W. Mandalay
(On the north side of West Mandalay, east of San Pedro Avenue)

* Project is located in the Camp Bullis Notification Area.

- B. 090055 Iglesia Bethel**
(On the southeast corner of Poteet Jourdanton Freeway and Gillette Boulevard)
- C. 080524 Rullo Subdivision No. 2**
(West of Bulverde Road, north of Quiet Meadow)

Being no one signed up to speak, Vice-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, 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. 070475 275 W. Mandalay**
(On the north side of West Mandalay, east of San Pedro Avenue)

Gerald Fierro, 257 W. Mandalay, stated the neighborhood is opposed to the replat.

Giovana Corolla, 272 W. Mandalay, stated she is opposed to the replat.

Christine Drennon, 253 El Monte, stated the neighborhood association is against the replat.

- 7. 090055 Iglesia Bethel**
(On the southeast corner of Poteet Jourdanton Freeway and Gillette Boulevard)
- 8. 080524 Rullo Subdivision No. 2**
(West of Bulverde Road, north of Quiet Meadow)

PLATS:

- 9. 070392 Hills at Boerne Stage II, Phase I PUD ***
(Near the northeast corner of Revine Pass and Revine Valley)
- 10. 070395 Woodlake GVH, Unit 2 PUD**
(Extending Pleasant Bay at Sunset Terrace)
- ~~**11. 070396 Villages at Bulverde, Unit 10 - PULLED**~~
~~(On the east side of Bulverde Green, south of Texas Hawthorn)~~

12. 070623 **Southern Hills Phase III PUD**
(West of Foster Meadows, north of Sinclair Road)
13. 080519 **Five Points Cottage Home Development PUD**
(On the south side of West Euclid Avenue, east of Flores Street)
14. 090153 **Sunset Depot**
(At the southwest corner of Commerce Street and Walnut Street)

LAND TRANSACTIONS:

15. Consideration of a resolution to approve the acquisition of properties, originally purchased with federal grant funds and located at 1227 Brady and 8001 Village Oak, for the limited use authorized by the U.S. Department of Health and Human Services (HHS) in the City's Head Start program. (Department of Community Initiatives by, Dennis J. Campa, Director)

Vice-Chair Hartman called for a motion for the items on the Consent Agenda.

Commissioner Martinez requested item #6, 070475, be pulled from the Consent Agenda.

Motion: Commissioner Billa Burke to approve the Consent Agenda with the exception of items #6, 070475 and #11, 070396.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

MOTION PASSES.

INDIVIDUAL CONSIDERATION

6. 070475 **275 W. Mandalay**
(On the north side of West Mandalay, east of San Pedro Avenue)

Jason Herman, applicant, stated there are no plans for demolition.

Letter of opposition was submitted on behalf of Cheryl Gallagher.

Gerald Fierro, 257 W. Mandalay, stated the block has applied for historical designation.

Motion: Commissioner Martinez to approve the replat of 275 W. Mandalay.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

MOTION PASSES.

- 11. 070396 Villages at Bulverde, Unit 10**
(On the east side of Bulverde Green, south of Texas Hawthorn)

Staff indicated the acreage on the plat is correct and the SAWS letter will be resubmitted with the correct acreage.

Motion: Commissioner Lindhorst to approve.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None

MOTION PASSES.

LAND TRANSACTIONS:

- 16. SP. No. 1311** – Request to close, vacate and abandon a portion of Anita Street Public Right of Way (paper street) located between Rigsby and Kayton Avenues between NCBs 3186 and 3196. (Capital Improvements Management Services by Martha Almeria)

Martha Almeria, CIMS, presented the item.

Motion: Commissioner Martinez to approve request.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None

MOTION PASSES.

COMPREHENSIVE MASTER PLANS:

- 17. 09012:** Public hearing and consideration of a resolution amending the Land Use Plan contained in the Kelly South San PUEBLO Community Plan, a component of the Master Plan of the City, by changing the use of an approximately 0.377 acre tract of land located at 227 South US Highway 81, more specifically described by legal description NCB 8785 BLK LOT 5B, from Mixed Use land use to Business Park land use. (Planning and Development Services Department by John Osten, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

John Osten, Planning & Development Services Department, presented the item.

Motion: Commissioner Rodriguez to approve request.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None

MOTION PASSES.

OTHER ITEMS:

18. Briefing on a proposed amendment to the Unified Development Code related to Live Entertainment (Planning and Development Services Department by Chris Looney, Planning Manager)

Chris Looney, Planning & Development Services Department, presented the proposed amendment.

Patrick Christianson, Brown & Ortiz, 112 E. Pecan, stated the proposed amendment should go back to TAC and suggested that there be a deliberative process.

Commissioner Billa Burke, recommended the proposed amendment go back to TAC.

19. Consideration of a proposed amendment to the Unified Development Code to create a new zoning district: "G" Golf Course District. (Planning and Development Services Department by Chris Looney, Planning Manager)

Chris Looney, Planning & Development Services Department, presented the proposed amendment.

Motion: Commissioner Billa Burke to approve.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

MOTION PASSES.

20. Public hearing and consideration of amendments to the Unified Development Code (UDC), to incorporate House Bill 1835 Proportionality requirements. (Planning and Development Services Department, by Thomas Carrasco, Chief Engineer)

Vice-Chair Hartman opened up the public hearing.

Thomas Carrasco, Planning & Development Services Department, presented the item.

Motion: Commissioner Lindhorst to approve.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

MOTION PASSES.

21. Approval of the minutes for the March 25, 2009 Planning Commission meeting

Motion: Commissioner Billa Burke to approve March 25, 2009 minutes.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

MOTION PASSES.

22. Director's report

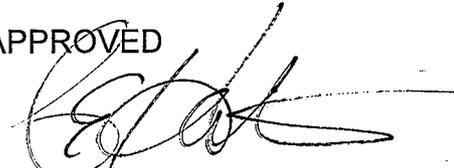
- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o Edwards Aquifer
- o Professional Development Opportunity – conferences and workshops
- o River North Neighborhood Plan
- o Steering Committee on Historic Preservation
- o Technical Advisory Committee
- o Unified Development Code

23. 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

24. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:00 p.m.

APPROVED



Amelia Hartman, Vice-Chair

ATTEST



Executive Secretary