

SAN ANTONIO PLANNING COMMISSION MINUTES



August 12, 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, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Camp Bullis Awareness Zone
- Planning Commission Holiday schedule

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

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

4. Citizens to be heard – None at this time.

5. PUBLIC HEARINGS

Chair opened public hearing.

REPLATS W/ WRITTEN NOTIFICATION:

A. 080438

J & J

(On the west side of Scenic Loop Road, north of Babcock Road)

B. 090246

Friar Tuck Road BSL

(On the south side of Friar Tuck Road, west of Dundee Avenue)

REPLATS:

C. 080365

R.B.F.C.U. Valley Hi

(On the west side of Southwest Loop 410, south of New Valley Hi Drive)

* Project is located in the Camp Bullis Notification Area.

- D. 090208 Wardlaw Student Housing**
(On the north side of Hausman Road, east of Lake Breeze Drive)

Chair closed 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 6-9 HELD ABOVE:

6. **080438 J & J**
(On the west side of Scenic Loop Road, north of Babcock Road)
7. **090246 Friar Tuck Road BSL**
(On the south side of Friar Tuck Road, west of Dundee Avenue)
8. **080365 R.B.F.C.U. Valley Hi**
(On the west side of Southwest Loop 410, south of New Valley Hi Drive)
- ~~9. **090208 Wardlaw Student Housing**~~ **Pulled to individual items.**
(On the north side of Hausman Road, east of Lake Breeze Drive)

PLATS:

10. **070703 Potranco**
(South of Potranco Road, west of Talley Road)
11. **070734 Amber Creek, Unit 3**
(On the southside of Kriewald Road, east of Pue Road)
12. **080021 Village at Marshall Road***
(At the northwest corner of U.S. Highway 281 and Marshall Road)
13. **080551 La Fontana Villas Phase IIA***
(North of Evans Road, east of Encino Commons)

Motion: Commissioner Martinez to approve all consent items less item #9.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None

INDIVIDUAL CONSIDERATION

09. 090208 Wardlaw Student Housing
(On the north side of Hausman Road, east of Lake Breeze Drive)

Motion: Commissioner Martinez to approve item #9.
Second: Commissioner Burke
Recusal: Commissioner Lindhorst left room at 2:01 P.M.
In Favor: Unanimous
Opposed: None
Motion Passes

PLAT:

14. 050002 Greenacres Office Park (time extension)
(Near the southeast corner of Loop 1604 and North Hills Village Drive)

Motion: Commissioner Burke to follow staffs recommendation for approval.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

15. S. P. No. 1459—Request to release deed restrictions on Lot 2, Block 1, NCB 6759 located at East Hildebrand Avenue and Devine Road, and the dedication of Old Hildebrand right of way as a public street. (Capital Improvements Management Services by, Martha Almeria)

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

16. Potential donation of land to the Parks and Recreation Department. The land consists of three acres located outside of the 100 year floodplain, west of US Highway 281 South and south of Loop 410 in Council District 3. The land abuts the Mission del Lago Golf Course to the west. (Parks and Recreation Department by David Arciniega)

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLAN:

- 17. 09014 Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately .1791 acres described by legal description NCB 7330 BLK 24 LOT S 104.7 FT OF 35, 36, & 37 San Antonio, Bexar County, Texas from Low Density Residential land use to Medium Density Residential land use. (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

Don Felspausch – Applicant -- Requests to build a duplex on property.

Motion: Commissioner Martinez to grant the applicants request for his property to go from a low density residential to a medium density residential.
 Second: Commissioner Rodriguez
 In Favor: Unanimous
 Opposed: None
 Motion Passes

- 18. 09016 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Guadalupe Westside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.27 acres located at 1419 S. Hamilton from Low Density Residential land use to Community Commercial land use. (Planning and Development Services Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager).

Motion: Commissioner Martinez to follow staffs recommendation for denial.
 Second: Commissioner Lindhorst
 In Favor: Unanimous
 Opposed: None
 Motion Passes

- 19. 09017 Public hearing and consideration of a resolution amending the Land Use Plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of a 4.156 acre described by legal description Block 19, New City Block (N.C.B.) 1550, Volume 653 Page 344, Lots 3,4,5, and 6, Block 1, Section 5, Grandview Addition Block NCB 7457 Volume 1291, Page 128, Lot 1, Block 1, Section 5 NCB 7457, Volume 653 Page 349 Lot 7, Block 1 NCB 7457, Volume 1347, Page 222, San Antonio, Bexar County, Texas Institutional land use to Regional Commercial land use. (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

James Griffin – Applicant spoke to the board and answered questions.

Motion: Commissioner Martinez to follow staffs recommendation for alternative of mix-use.
 Second: Commissioner Lindhorst
 In Favor: Unanimous
 Opposed: None
 Motion Passes

20. 09018 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Nogalitos/ S Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.0717-acres located at 110 Pendleton from Medium Density Residential land use to Neighborhood Commercial land use. (Planning and Development Services Department by Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Motion: Commissioner Burke to follow staffs recommendation for approval.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

21. Public hearing and consideration of an amendment to the Unified Development Code to establish a Habitat Compliance Affidavit for Threatened or Endangered Species. (Planning and Development Services Department, by Andrew Spurgin)

Michael Moore – Spoke in opposition

Barbara Withowel – SA Conserv. Soc. – Spoke in favor.

Daniel Ortiz – Bitter Blue/Denton Properties – Spoke in opposition

Jesus Garza – PDS – Answered Commissioner questions.

Chris Hebner – Environmental City Attorney – Answered Commissioner questions.

Executive Session began at 3:37 P. M. and ended at 3:53 P. M.

Planning Commission meeting convened at 4:00 P. M.

Motion: Commissioner Martinez to recommend forwarding amendment to City Council for approval.
Second: Commissioner Limon
In Favor: Limon, Friesenhahn, Rodriguez, Chao, Lindhorst, Martinez
Opposed: Garcia, Burke
Motion Passes

22. Public Hearing and Action on Amendment to the Major Thoroughfare Plan to delete a segment of Hardy Road generally located south of Loop 1604 South, east of I-37; and west of the Bexar County Line. (Planning and Development Services Department, by Trish Wallace)

Motion: Commissioner Rodriguez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

23. ~~Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee.~~ (Planning and Development Services Department, by Elizabeth Carol) *****PULLED****

San Antonio Planning Commission
August 12, 2009

24. ~~Consideration of a resolution to change the Planning Commission meeting dates in November and December 2009. (Planning and Development Services Department, by Elizabeth Garel) ***PULLED**~~

25. Approval of the minutes for the July 22, 2009 Planning Commission meeting

Motion: Commissioner Burke to approve July 22, 2009 meeting minutes as is.

Second: Commissioner Martinez

In Favor: Garcia, Limon, Friesenhahn, Rodriguez, Burke, Chao, Martinez

Opposed: None

Abstained: Lindhorst

Motion Passes

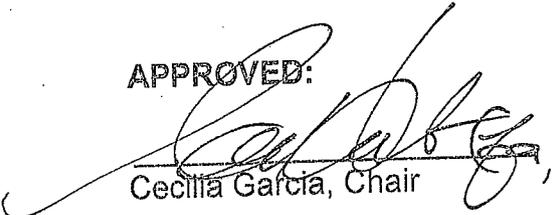
26. Director's report – None at this time.

27. 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

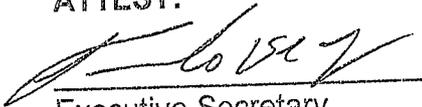
28. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:23 pm.

APPROVED:


Cecilia Garcia, Chair

ATTEST:


Executive Secretary