

SAN ANTONIO PLANNING COMMISSION MINUTES

March 11, 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)
 - River Tour Agenda to be discussed

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

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

4. Citizens to be heard.

5. PUBLIC HEARINGS

Chair Garcia opened the public hearing.

REPLATS W/ WRITTEN NOTIFICATION:

A. 080399 Anaqua Ranch, Unit 1-B PUD*
(South of Anaqua Springs Road, west of Toutant Beauregard Road)

REPLATS:

B. 080411 McCombs Toyota @ 35
(On the north side of Randolph Boulevard at Weimer)

* Project is located in the Camp Bullis Notification Area.

- C. 080569 **Hess Market Center**
(On the north side of Lock-Hill Selma Road, east of Winston)

- D. 090046 **Westover Hills, Unit 39**
(On the east side of Rogers Road, north of Wiseman Boulevard)

Being no one signed up to speak, Chair Garcia 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 6-9 HELD ABOVE:

- 6. 080399 **Anaqua Ranch, Unit 1-B PUD***
(South of Anaqua Springs Road, west of Toutant Beauregard Road)

- 7. 080411 **McCombs Toyota @ 35**
(On the north side of Randolph Boulevard at Weimer)

- 8. 080569 **Hess Market Center**
(On the north side of Lock-Hill Selma Road, east of Winston)

- 9. 090046 **Westover Hills, Unit 39**
(On the east side of Rogers Road, north of Wiseman Boulevard)

PLATS:

- 10. 080428 **Cresta Bella, Unit 6A Enclave***
(On the south side of Heuermann Road, west of Milsa Drive)

- 11. 090130 **St. Anthony Catholic School** (Vacating Declaration)
(At the southwest corner of Huisache Avenue and Howard Street)

LAND TRANSACTIONS:

12. **S. P. 1415** - Request for a License to use Public Right of Way beneath W. Commerce Street Bridge for Parking (Capital Improvements Management Services by David Segovia)

13. Conveyance of two (2) properties to the San Antonio River Authority for Phase III of the San Antonio River Improvements Project and request to limit traffic on a Mission Parkway Trail for Phase II of the San Antonio River Improvement Project. (Capital Improvements Management Services by George Rodriguez, Assistant Director)

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

Motion: Commissioner Billa-Burke to approve items on the Consent Agenda as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None

MOTION PASSES

INDIVIDUAL CONSIDERATION

PLATS:

14. **070344 Babcock Woodland Unit 1 PUD*** (street design)
(Northwest of Babcock Road and Heuermann Road)

Sam Bledsoe, Moy Civil Engineers, requesting variance on vertical curves for street design for Kyle Seale Parkway.

Bob Brauch, Bexar County, stated briefed commission on the calculations used in the proposed street design.

1st Motion

Motion: Commissioner Martinez to deny variance request.
Second: Commissioner Hartman
In Favor: Hartman, Rodriguez, Billa-Burke, Martinez
Opposed: Garcia, Limon, Friesenhahn, Lindhorst

MOTION FAILS.

2nd Motion

Motion: Commissioner Limon to approve variance request.
Second: Commissioner Friesenhahn
In Favor: Garcia, Limon, Friesenhahn, Lindhorst
Opposed: Hartman, Rodriguez, Billa-Burke, Martinez

MOTION FAILS.

3rd Motion

Motion: Commissioner Martinez to approve variance request.
Second: Commissioner Billa-Burke
In Favor: Garcia, Limon, Friesenhahn, Rodriguez, Billa-Burke, Lindhorst,
Martinez
Opposed: Hartman

MOTION PASSES.

LAND TRANSACTIONS:

15. **S.P. 1390** – Public hearing, and request to close, vacate and abandon an improved portion of Funston Place adjacent to New City Blocks 50 and 7186. (Capital Improvements Management Services by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Services, presented item.

Candace Andrews, S.A. Botanical Society, 555 Funston, spoke in favor.

Bob Brackman, S.A. Botanical Society, 555 Funston, spoke in favor.

Christopher Derrington, spoke in favor.

Motion: Commissioner Hartman to approve the closure request.
Second: Commissioner Friesenhahn
In Favor: Unanimous
Opposed: None

MOTION PASSES.

COMPREHENSIVE MASTER PLANS:

16. U09004: Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of Area 7 and a portion of Area 3 of the City South Community Plan, as a component of the City's Master Plan by 1) adding the land use category "Rural Estate Living" and 2) by changing the use of a 4060.1 acre area of land generally bounded by the Medina River on the north, Pleasanton Road on the east, Loop 1604 on the south, and Highway 16 on the west from Urban Living, Agriculture/Light Industry, Agriculture, and Resource Protection/Open Space land use to Agriculture/Light Industry, Rural Estate Living and Resource Protection/Open Space land use. (Planning and Development Services Department by Loretta Olison, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

Nina Nixon-Mendez, Planning & Development Services Department, presented the item.

Daniel Ortiz, 112 E. Pecan, defer time to client.

Norman Roof, spoke in opposition.

Ernest Chacon, spoke in opposition.

J.O. Kimrey, spoke in opposition.

June Kachtik, spoke in favor of the proposed amendment, however does not support the 108 acre tract being excluded from the proposed amendment.

David Dye, Dye Development, representing Albert Haddit, managing partner of DT 1604 Limited. Spoke in opposition and also requesting that the commission allow the owner to remain with the current zoning of light industrial. This will allow the owner to meet with city staff to work on a master plan of the owner's property.

Rollette Schreckenghost, San Antonio Conservation Society, read into the record a letter of approval from the President, Marcie Ince.

Xavier Sifuentes, requested clarification of proposed site

Albert Esquivel, spoke in opposition.

Motion: Commissioner Limon to deny staff's recommendation for any amendments to area 7.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None

MOTION PASSES.

Commissioners took a 5-minute recess at 4:13 p.m.

Commissioners returned to the Boardroom at 4:18 p.m.

17. 09008 - Public hearing and consideration of a resolution amending the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3099-acre located at 2011 Probandt Street from Low Density Residential to Mixed Use land use. (Planning and Development Services Department by Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Rebecca Paskos, Planning & Development Services Department, presented the item.

Joan Coy, spoke in opposition.

Daniel Coy, spoke in opposition.

Yolanda Rodriguez, owner, requesting a plan amendment to operate a beauty salon at 2011 Probandt Street.

Motion: Commissioner Martinez to deny staff's recommendation for any amendments to the South Central San Antonio Community Plan.
Second: Commissioner Lindhorst
In Favor: Hartman, Limon, Billa-Burke, Lindhorst, Martinez
Opposed: Garcia, Friesenhahn, Rodriguez

MOTION PASSES.

18. Five-year Review: Public hearing and consideration of a resolution affirming that an update to the land use element of the Westfort Neighborhood Plan a component of the City's Master Plan, comprised of a 116 acre area of land generally bounded by Mulberry and Fort Sam Houston on the north, Fort Sam Houston on the east, E. Josephine on the south, and Avenue B and Broadway on the west, is not warranted at this time. (Planning and Development Services Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

Rebecca Paskos, Planning & Development Services Department, presented the item.

Charles Stallcup, spoke in favor.

Motion: Commissioner Martinez to approve staff's recommendation for no updates of the Westfort Neighborhood Plan.
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None

MOTION PASSES.

Commissioner Limon left 4:45 p.m.

OTHER ITEMS:

19. Consideration of a resolution appointing a member to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol, Senior Management Analyst)

Commissioner Friesenhahn made a recommendation to appoint Frank Janicek to fill the at large position.

Motion: Commissioner Rodriguez to appoint Frank Janicek to the Technical Advisory Committee
Second: Commissioner Billa-Burke
In Favor: Garcia, Friesenhahn, Rodriguez, Billa-Burke, Lindhorst, Martinez
Opposed: Hartman

MOTION PASSES.

Chair Garcia requested a work session be scheduled first meeting in April to discuss TAC and its guidelines.

20. Approval of the minutes for the February 25, 2009 Planning Commission meeting

Motion: Commissioner Martinez to approve February 25, 2009 minutes
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None

MOTION PASSES.

21. 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

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.

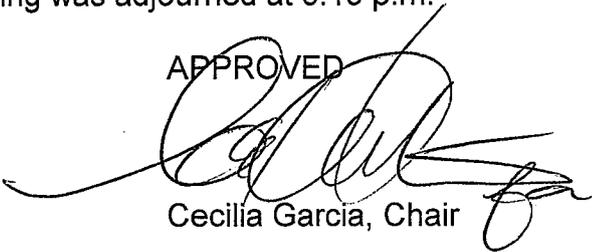
23. River Expansion project tour.

Chair Garcia stated the tour of the River Expansion project was postponed until further notice.

24. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:13 p.m.

APPROVED


Cecilia Garcia, Chair

ATTEST:


Executive Secretary