

# SAN ANTONIO PLANNING COMMISSION MINUTES



August 11, 2010



Amelia Hartman, *Chair*  
Jose R. Limon, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*  
Dr. Sherry Chao-Hrenek  
Lynda Billa Burke  
Rolando H. Briones  
Christopher M. Lindhorst  
Marcello Diego Martinez  
Jody R. Sherrill



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:

- Work session, 1:30 P.M., Tobin Room
- Agenda items may be discussed (Planning and Development Services)

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

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

4. Citizens to be heard

Chair opened the public hearing.

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

- A. 080549      **Jaimin Properties, LLC DIPTI Inc.**  
(North of Rigsby Avenue on the east side of Semlinger Road)
- B. 090058      ~~**Laura Heights Unit 3B-PUD – Pulled**~~  
(Near the intersection of Mill Berger and Sun Mill)
- C. 090296      **Dove Creek PUD**  
(West of F. M. Loop 1604, north of Dove Canyon)

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

- ~~D. 100220 Trompeter – Pulled  
(North of Flamingo Drive, west of Busby Drive)~~

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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, 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 ITEMS 6-8 HELD ABOVE:**

6. 080549 **Jaimin Properties, LLC DIPTI Inc.**  
(North of Rigsby Avenue on the east side of Semlinger Road)
- ~~7. 090058 **Laura Heights Unit 3B-PUD – Pulled**  
(Near the intersection of Mill Berger and Sun Mill)~~
- ~~8. 100220 **Trompeter – Pulled**  
(North of Flamingo Drive, west of Busby Drive)~~

### **PLAT:**

9. 100126 **Cornerstone Tract 5**  
(On the northeast corner of Northeast Loop 410 and Dietrich Road)

Chair Hartman asked for a motion to approve the items on the Consent Agenda minus item number 5b and 7 for recusal and item number 5d and 8

Motion: Commissioner Martinez to approve the items on the Consent Agenda minus item number 5b and 7 for recusal and item number 5d and 8.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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## INDIVIDUAL CONSIDERATION

Commissioner Briones recused himself from this case and left the boardroom.

7. 090058 **Laura Heights Unit 3B PUD**  
(Near the intersection of Mill Berger and Sun Mill)

Luz Gonzales, Planner, introduced item and recommended approval.

Motion: Commissioner Martinez to follow staff's recommendation of approval.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Recusal: Briones  
Motion Passes

Commissioner Briones returned to the boardroom.

**8. 100220 Trompeter**  
(North of Flamingo Drive, west of Busby Drive)

Luz Gonzales, Planner, introduced item and recommended approval.

Tamer Morsi, citizen, spoke in favor.

Motion: Commissioner Martinez to follow staff's recommendation of approval.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**PLAT:**

**10. 090296 Dove Creek PUD**  
(West of F. M. Loop 1604, north of Dove Canyon)

Robert Lombrano, Planner, introduced item and recommended approval.

Motion: Commissioner Martinez to follow staff's recommendation of approval.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**VARIANCES and APPEALS:**

**11. 070097 Ansley Woods** (time extension)  
(East Clamp Avenue, south of Ansley Boulevard)

Robert Lombrano, Planner, introduced item and recommended approval.

Motion: Commissioner Limon to follow staff's recommendation of approval the time extension with SAWS condition as noted in the recommendation.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

**12. 10-02-005 Carmel Canyon** (Rights Determination Appeal)  
(Near the intersection of Culebra Road at FM 1560)

James Griffin, representative, stated the applicant has requested a postponement indefinitely.

Motion: Commissioner Rodriguez to postponement indefinitely.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**LAND TRANSACTIONS:**

**13. SP 1469** Request for a joint use agreement for an easement to install a new 36 inch-wide sewer line within City property in NCB 11078 (Capital Improvements Management Service, by Martha Almeria)

Martha Almeria, Planner, introduced item and recommended approval.

Motion: Commissioner Martinez to follow staff's recommendation of approval.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**14. SP 1472** Request for a joint use agreement for an easement to install a lift station within City property in NCB 17679 (Capital Improvements Management Service, by Martha Almeria)

Martha Almeria, Planner, introduced item and recommended approval.

Motion: Commissioner Briones to follow staff's recommendation of approval.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

15. **SP 1511** Request to declare as surplus and sell 35 acres of City-owned Real Property (Capital Improvements Management Service, by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Service, introduced item and recommended approval.

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

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

### **COMPREHENSIVE MASTER PLAN:**

16. Public hearing and consideration of a resolution recommending to City Council an update to the Land Use Plan and amendments to the text of the land use section of the Government Hill Neighborhood Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bounded by Fort Sam Houston and East Josephine Street to the north, Fort Sam Houston and a railroad right-of-way to the east, a railroad right-of-way and Duval Street to the south, and IH-37 South and Broadway Street to the west. (Planning and Development Services Department, by Tyler Sorrells)

Tyler Sorrells, Planner, introduced item and recommended approval.

Janine Mejia-Diaz, citizen, stated there is not much traffic around this area other than in the morning and in the afternoon. She stated she supports the down zoning of residential in this area.

Marie Stout, citizen, expressed her concerns regarding the residential and multi-housing in this area.

John Yoggerst, citizen, expressed his objection to the low-density zoning.

Maria Sol, citizen, expressed opposition.

Marlen Hawkins, citizen, expressed her support.

Allan Cross, citizen, stated her concern in regards to the commercial and residential zoning and feels there should be commercial properties instead of residential near the interstate. She also stated she does want to lose her commercial status on her property.

Motion: Commissioner Martinez to follow staff's recommendation of approval.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**OTHER ITEMS:**

17. Approval of the minutes for the July 28, 2010 Planning Commission meeting

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

18. Director's report - City Council Action Update (Planning Commission Items sent to Council)

Christopher Looney, Interim Assistant Director, briefed board members on the land swap between HB/Zachary and Palo Alto College that was recommended for approval by the Planning Commission. This item was considered by City council on June 24, 2010. The North Sector plan that was recommended for approval by the Planning Commission on July 28, 2010 was approved by City Council on August 5, 2010 as presented to the Planning Commission. He further stated the Technical Advisory committee is making significant process and are halfway thru the amendments that are proposed in Article III including the bulk of the use matrix.

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

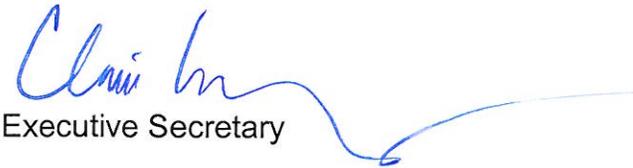
20. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:11 pm.

APPROVED

  
Amelia E. Hartman

ATTEST:

  
Executive Secretary