

SAN ANTONIO PLANNING COMMISSION MINUTES



August 25, 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



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)
- Briefing on the Heritage South Sector Plan (Planning and Development Services)

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

3. Roll Call - Present: Hartman, Limon, Rodriguez, Chao, Billa Burke, Briones,
Lindhorst, Martinez, Sherrill
Absent: None

4. Citizens to be heard.

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2010-FY 2015 Proposed Capital Improvements Plan. (Office of Management & Budget by Maria Villagomez, Director, and Capital Improvements Management Services by Michael Frisbie, Director)

Michael Frisbie, Director, Capital Improvements Management Services, presented item.

* Project is located in the Camp Bullis Notification Area.

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

Chair Hartman opened the public hearing.

6. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. **090350 St. Hedwig Industrial Park**
(On the north side of St. Hedwig Road, west of Foster Road)
- B. **090352 Christ Temple Church – Replat**
(Southeast of the intersection of Tomar Drive and Bertetti Drive)
- C. **100118 Pilgrim Estates**
(North of the intersection of Bitters Road and Skyblue Lane)

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 ITEMS 7-9 HELD ABOVE:

- 7. **090350 St. Hedwig Industrial Park**
(On the north side of St. Hedwig Road, west of Foster Road)
- 8. **090352 Christ Temple Church – Replat**
(Southeast of the intersection of Tomar Drive and Bertetti Drive)
- 9. **100118 Pilgrim Estates**
(North of the intersection of Bitters Road and Skyblue Lane)

PLATS:

10. ~~100187~~ ~~**American Lotus Unit 2 - Pulled**~~
(~~South of Potranco Road, south of American Lotus~~)
11. ~~100192~~ ~~**American Lotus Unit 2A - Pulled**~~
(~~The extension of American Lotus west to Yellow Birch~~)

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

Motion: Commissioner Martinez to approve the items on the Consent Agenda as presented minus Items 10 and 11.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Lindhorst is recused and has left the boardroom.

10. **100187** **American Lotus Unit 2**
(South of Potranco Road, south of American Lotus)

Robert Lombrano, Planner, presented item and recommends approval.

Motion: Commissioner Martinez to approve the item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Recused: Lindhorst
Opposed: None
Motion Passes

11. **100192** **American Lotus Unit 2A**
(The extension of American Lotus west to Yellow Birch)

Richard Carrizales, Planner, presented item and recommends approval.

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

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

12. **FPV10-008 ACYSO Culebra Soccer Fields** (Flood Plain Variance)
(On the east side of F.M. 1560, north of Culebra Road)

Richard Carrizales, Planner, presented item and recommends approval.

Motion: Commissioner Martinez to approve the item as present.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

13. **PA10001** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres located at 1333 Santa Barbara Street from Urban Low Density Residential land use to Medium Density Residential land use. (Planning and Development Services Department by Robert C. Acosta)

Michael Taylor, Interim Senior Management Analyst, presented item and recommended denial.

Habib Erkan, representing the owner, stated the purpose of this request is to allow the applicant to rehabilitate the existing structure on the subject property. He stated the primary structure located near the front of the lot consist of a single family residence with a garage apartment to the rear. He stated the applicant is seeking to increase the garage apartment from 240 square feet of living area to 700 square feet. He further stated they have been working closely with Los Angeles Heights Neighborhood Association and have prepared deed restrictions to address the neighborhood associations concerns.

Patricia Doria, President of Keystone Neighborhood Association, stated they are in opposition of this request as they are concern that this would encourage multi family uses into the neighborhood.

Richard Acosta, President of Los Angeles Heights Neighborhood Association, stated they have met with Mr. Erkan and they are in agreement of this proposal as he feels the renovations would enhance the neighborhood.

JoAnn Lopez, Secretary of Los Angeles Heights Neighborhood Association, stated they are in support of this request.

Motion: Commissioner Martinez to follow staff's recommendation of denial.

Second: Commissioner Limon

In Favor: Hartman, Limon, Rodriguez, Chao, Billa Burke, Martinez, Sherrill

Opposed: Briones, Lindhorst

Motion Passes

14. **PA10019** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of 1) approximately 5.959 acres located at the 4600 block of Media Meadow Street, the 6000 and 6100 blocks of Channel View Street, and the 3600 block of Foster Meadows Drive from Agriculture land use to Low Density Residential land use; 2) approximately 6.133 acres located at the 4600 block of La Route Street, the 4600 block of Le Villas Street, the 4600 block of Airstream Street, and 4602, 4603, 4607, 4611, 4614, 4615, 4618, and 4619 Red Heeler Street from Agriculture land use to Medium Density Residential Land Use; and 3) approximately 0.547 acres located at 4606 and 4610 Red Heeler Street from Agriculture land use and Parks/ Open Space land use to Medium Density Residential land use. (Planning and Development Services Department by Tyler Sorrells)

Tyler Sorrells, presented item and recommended approval.

Bobby Perez, representative, stated the purpose of this proposal is to allow for development of townhomes on the subject property. He stated he has been in contact with the surrounding property owners who have expressed some concerns. He stated in addressing their concerns they have agreed to amend their request from Medium Density to Low Density as staff has recommended.

Chuck Brewer, Crestlake Homeowner's Association, stated they do not support the original request of Medium Density.

Elizabeth Elder, Crestlake Homeowner's Association, stated they do not support request for Medium Density.

Harry Jewett, representing Enseguido, stated he has met with Mr. Perez and is in support of the amendment to Low Density.

Dan Martinez, Chairman of Eastern Triangle Group, stated they have been in contact with the representative and are in full support.

Motion: Commissioner Billa Burke to approve as amended to Low Density.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Briones
Motion Passes

OTHER ITEMS:

15. Briefing and consideration of a resolution to change the Planning Commission meeting dates in November and December 2010. (Planning and Development Services Department, by Luz M. Gonzales)

Luz M. Gonzales, Case Manager, presented item.

Commissioner Martinez will not be in attendance at the November 10, 2010 Planning Commission Meeting.

Commissioner Chao will not be in attendance at the November 24, 2010 Planning Commission Meeting.

Commissioner Rodriguez will not be in attendance at the December 8, 2010 Planning Commission Meeting.

Commissioner Briones has left and was not present to consider this item.

No action taken as commissioners will be in attendance for the Planning Commission Meetings scheduled for November and December 2010.

16. Approval of the minutes for the August 11, 2010 Planning Commission meeting.

Motion: Commissioner Martinez to approve minutes as presented.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Abstain: Chao, Lindhorst
Motion Passes

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

- Update on the TAC's review of the proposed UDC amendments.

Chris Looney, Interim Asst. Director, briefed commissioners on TAC's reviews of the UDC Amendments.

18. 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.

19. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:35 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary