

# SAN ANTONIO PLANNING COMMISSION MINUTES



August 27, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao-Hrenek

Stephanie James

Andrea Rodriguez



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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 (Development Services Department)
- Briefing on notification process for Camp Bullis (Development Services Department)
- Briefing regarding request for disannexation of approximately 55 acres generally located east of Hwy 281 and south of Loop 410 South. Property is part of the Espada Project, a proposed development of approximately 1,800 acres, which has requested the creation of a Public Improvement District from Bexar County (Planning and Community Development Department by, Trish Wallace, Planning Manager).

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

3. Roll Call – Present: Van Eman, Garcia, Hartman, Romero, Limon,  
Friesenhahn, Chao, James, Rodriguez  
Absent: None

## 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLAT W/ WRITTEN NOTIFICATION:

- A. 080314      **Hacienda Heights**  
(At the southeast corner of Bulverde Road and Chimney Springs Drive)

### REPLATS:

- B. 070637      **Montgomery Living Community Townhouse PUD**  
(On the north side of Montgomery Drive, east of New World)
- C. 080306      **Spring Time PUD**  
(On the north side of Spring Time Drive, west of Babcock Road)

Chairman Van Eman opened the public hearing.  
Chairman Van Eman closed the public hearing.

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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, 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.      080314      **Hacienda Heights**  
(At the southeast corner of Bulverde Road and Chimney Springs Drive)
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7.      070637      **Montgomery Living Community Townhouse**  
(On the north side of Montgomery Drive, east of New World)
8.      080306      **Spring Time PUD**  
(On the north side of Spring Time Drive, west of Babcock Road)

**PLATS:**

9.     **060732**     **Sundance Ranch, Unit 2**  
                      (On the south side of Toutant Beauregard Road, east of  
                      Wildsage)
10.    **060771**     **Highland Farms III, Unit 9**  
                      (Southeast of Old Seguin Road and Summerfest Drive)
11.    **060772**     **Highland Farms III, Unit 10**  
                      (South of Summerfest Drive and Braden Gate)
12.    **070048**     **The West Side Peak**  
                      (East of Ray Ellison Drive and south of U.S. Highway 90)
13.    **070263**     **McCombs/Culebra & Tezel**  
                      (Northwest of Tezel Road and Culebra Road)
14.    **080107**     **Sonterra 281 Plaza**  
                      (On the south side of East Sonterra Boulevard, west of  
                      Highway 281)

Commissioner Hartman arrived at 2:06

Chairman Van Eman asked for a motion to approve items on the Consent Agenda.

Motion:       Commissioner Garcia to approve the items on the Consent  
                      Agenda.

Second:       Commissioner James

In Favor:     Unanimous

Opposed:     None

Motion Passes.

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**INDIVIDUAL CONSIDERATION**

**COMPREHENSIVE MASTER PLAN:**

15.    Continued from the August 13, 2008 meeting. Public hearing and consideration of a resolution to change the land use plan in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, for an area bound by Fort Sam Houston to the north and east, I.H. 35 to the south, and N. New Braunfels Avenue to west (Phase 1), by updating the land use component of the Neighborhood Plan. (Planning and Community Development, by Nina Nixon-Mendez, Planning Manager)

Tyler Sorrells, Planner, Planning and Community Development Department, introduced item and recommended approval. He stated they have met with Government Hill Alliance and Fort Sam Houston to introduce this item and they are in support.

Robert Brown, stated the Growth Management Plan (GMP) has just been completed and would like to request a continuance to further review the GMP. He further stated Fort Sam Houston has not clarified what uses they would like outside their Access Control Point (ACP). He stated they need that clarification in order to decide whether this Plan would be appropriate for the community.

Carl Butler, stated he would like clarification as to what this Plan is about. He has received correspondence for City Officials however; he still is unclear as to how this may affect his property.

Robert Mendoza, stated he is concerned with how this may affect his business.

Dan Stienki, representing the Government Hill Alliance, stated they have met with City staff and are in full support of this request.

Phil Ridin, representing Fort Sam Houston, stated they are in support of this Plan.

Jeff Stone, stated he would like to get clarification on what designation would be given. He stated they own several properties within this Plan and their intent is to build parking lots and would like to request their properties would be designated to allow for parking lot use.

Julia Ruiz, stated she would like more clarification on what this Plan is about and how would this may affect their neighborhood.

Mrs. Matheson, stated she as well as her neighbors are unsure as to what this Plan is about.

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Jesse Garcia, stated he has purchased a home in this area is currently being considered. He also is concerned with how this may affect his property.

Motion: Commissioner James to approve the Government Hill  
Neighborhood Plan Phase I.

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

Motion Passes.

**LAND TRANSACTION:**

16. Public Hearing, briefing and consideration of a request to approve the designation of properties acquired for the former Applewhite Reservoir as surplus to the needs of the City of San Antonio. (San Antonio Water Systems, by Bruce Haby)

Bruce Haby, San Antonio Water Systems, introduce item.

Motion: Commissioner Romero to approve the item.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed; None  
Motion Passes.

**OTHER ITEMS:**

17. Approval of the minutes for the August 13, 2008 Planning Commission Meeting as amended.

Motion: Commissioner Garcia to approve as amended.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

18. Director's report.

19. Questions and discussion.

20. 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.
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**21. ADJOURNMENT.**

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

APPROVED:

A handwritten signature in black ink, appearing to read 'M. Van Eman', written over a horizontal line.

Murray H. Van Eman, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read 'Robert A. ...', written over a horizontal line.

Executive Secretary