

# SAN ANTONIO PLANNING COMMISSION MINUTES



July 14, 2010



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



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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 ITEM:

- A. 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, Chao, Briones, Lindhorst, Sherrill,  
Martinez, Billa Burke  
Absent: None

**Commissioner Lynda Billa Burke arrived at 2:01 p.m.**

## 4. Citizens to be heard

Chair opened the public hearing.

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

- A. 100083      **Bridgepoint Units 3 & 7 Enclave**  
(On the east side of Bandera Road, north of Reyes Canyon)
- B. 100202      **Sorensen**  
(East side of Copper Hill Drive, south of Kleir Oak Street)

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

**REPLAT:**

- C. 090344      Mission Branch Library**  
(On the east side of Roosevelt Avenue, south of VFW Boulevard)

Chair 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, 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.      100083      **Bridgepoint Units 3 & 7 Enclave**  
(On the east side of Bandera Road, north of Reyes Canyon)
7.      100202      **Sorensen**  
(East side of Copper Hill Drive, south of Kleir Oak Street)
8.      090344      **Mission Branch Library**  
(On the east side of Roosevelt Avenue, south of VFW Boulevard)

**PLATS:**

9.      080494      **J.S. L.L.C.**  
(South of U.S. Highway 90 West and north of Old Castroville Road)
10.     090324      **Bridgepoint Unit 2 Enclave**  
(East of the intersection of Bandera Road and Ranch Parkway)

**DEFERRALS:**

11.     100181      **SW Military Dollar General**  
(On the south side of South West Military, east of Royal Gate Drive)
12.     100243      **Von Ormy Dollar General**  
(On the north side of Old Pearsall Road, south of Dragon Lane)

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

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

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## INDIVIDUAL CONSIDERATION

### VARIANCES and APPEALS:

13. 070348 **Carmona Hills Unit 2** (Time Extension)  
(West of the intersection of Carmona Pass and Cenizo Pass)

Robert Lombrano, Planner, introduced item and recommended approval.

Motion: Commissioner Lindhorst to follow staff's recommendation of approval.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### PLAT:

14. 090328 **Calicar** (Incomplete Filing)  
(At the northwest corner of South New Braunfels and Southeast Military Drive)

Luz Gonzales, Planner, introduced item and recommended approval.

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

### COMPREHENSIVE MASTER PLANS:

15. Public hearing and consideration of a resolution recommending the North Sector Plan, an approximately 383 square mile area generally bounded by Loop 410, Grissom Road, and Culebra Road to the south; Loop 1604 and Texas Highway 16/ Bandera Road to the west; a meandering line following the City of San Antonio Extra-Territorial Jurisdiction northern boundary to the north; and a

meandering line following the City of San Antonio Extra-Territorial Jurisdiction eastern boundary, IH-35, and Toepperwein Road to the east to City Council to become a component of the City's Comprehensive 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." (Planning and Development Services Department by Rebecca Paskos)

Patrick Howard, Assistant Director, presented Item.

Celeste Werner, representing Matrix Design Group, presented North Sector Plan to commission. She stated they have been working closely with City Staff in the preparation of the proposed plan. They have held a series of community meetings to present the proposed plan and address concerns. She stated the intent of the proposed plan is to help develop, preserve and enhance the community.

Jon Vlaming, stated the proposed plan are to organize around the following elements: transportation, infrastructure and utilities, housing, economic development; parks, natural environment, historic resources, community facilities, education, land use and Urban Design and Military Compatibility.

Dee Dee Vigil, representing Thomas Enterprises, stated they strongly support the proposed plan as this plan would help enhance and preserve the community.

James Griffin, representing a number of property owners with the boundaries of the proposed plan, stated he has working closely with City staff on the proposed plan to ensure that components of the Sector Plan go with the individual Master Plans.

Michael Moore, stated he is in support of the proposed plan however his concern is that they have not had adequate time to review the final document. He stated he attended the series of meetings that were held and the plan has been amended throughout these meetings and feels more time is needed to review the final document.

Kathleen Murray, representing Forest Crest Neighborhood, stated they would like to express their support as this plan would help preserve and enhance the community.

Charlotte Kahl, Old Spanish Trail, stated they strongly support this plan. She stated they participated in the numerous meetings and feels this proposed plan would help preserve the community.

Todd Helmer, stated he would like to express his support for this propose plan.

Gene Dawson, Jr., stated his concern is not having adequate time to review proposed changes to the North Sector Plan.

Motion: Commissioner Lindhorst for consideration of a two week continuance to be heard at the July 28, 2010 regularly scheduled meeting.  
Second: Commissioner Briones  
In Favor: Unanimous  
Opposed: None  
Motion Passes

16. **PA10018** - Public hearing and consideration of a resolution amending the land use plan contained in the Kelly/South San PUEBLO Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1435 acres located at 922 Wagner Avenue from Medium Density Residential land use to Neighborhood Commercial land use. (Planning and Development Services Department by Sidra Maldonado)

Sidra Maldonado, presented item and recommended approval.

Rob Killen, applicant, stated his clients intent is to utilize the property for parking. He stated the subject property already has existing curb cuts which will be used for ingress/egress of proposed parking lot.

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

17. **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 land 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, staff, stated applicant has requested a two-continuance.

Motion: Commissioner Martinez to follow staff's recommendation of a two-week continuance.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**OTHER ITEMS:**

**Commissioner Billa Burke departed at 3:36 p.m.**

18. Consideration of Community at Large Appointments to the Technical Advisory Committee. (Planning and Development Services Department, by Elizabeth Carol)

Chair asked for a motion for Community at Large seat for the TAC.

Commissioner Martinez nominated Elizabeth Kertesz and was seconded by Commissioner Limon.

Commissioner Sherrill nominated Marion Saunders and was seconded by Commissioner Lindhorst.

Commissioner Chao nominated Jo-Anne Kaplan and was seconded by Commissioner Briones.

**Elizabeth Kertesz**

Martinez, Limon

**Marion Saunders**

Sherrill, Chao, Briones, Martinez, Rodriguez, Lindhorst, Hartman

**Jo-Anne Kaplan**

Sherrill, Chao, Briones, Rodriguez, Lindhorst, Limon, Hartman

Motion passes for Marion Saunders, and Jo-Anne Kaplan to be appointed for the Community at Large seat on the Technical Advisory Committee.

19. Consideration of a Planning Commissioner Appointment to the Technical Advisory Committee. (Planning and Development Services Department, by Elizabeth Carol)

Chair asked for nominations for the Planning Commission representative seat for the TAC.

Motion: Commissioner Lindhorst to appoint Jody Sherrill for Planning Commission representative seat for the TAC  
Second: Commissioner Martinez I  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**20.** Approval of the minutes for the June 23, 2010 Planning Commission meeting

Motion: Commissioner Lindhorst to approve the minutes as corrected.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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

Christopher Looney, Interim Assistant Director, briefed board members on the approval by City Council on the Plan Amendment and zoning change of property on 1018 E. Southcross Boulevard with conditions to Specific Use Authorization not to include chrome plating.

**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. ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:51 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary