

SAN ANTONIO PLANNING COMMISSION MINUTES



July 28, 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 ITEM(S):

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on a proposed update to the Government Hill Neighborhood Plan

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

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

4. Citizens to be heard

Gene Dawson, Engineer, stated he would like to express his support for Item # 15; North Sector Plan as staff has addressed his concerns.

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.

* Project is located in the Camp Bullis Notification Area.

PLATS:

- 5. **090114** **Weston Oaks Collector**
 (South of the intersection of Potranco Road and Talley Road)

- 6. **090154** **Antonio Arreguin**
 (On the east side of Leal Road, north of Donald Aaron Drive)

- 7. **100018** **Silver Oaks Unit 10B**
 (On the west side of FM 1560, west of Mexican Alder)

- 8. **100036** **Store No. 5872***
 (On the southwest corner of I. H. 10 West and Stonewall Parkway)

- 9. **100086** **Valencia Park Enclave***
 (East of Blanco Road, north of Borgfeld Drive)

DEFERRALS:

- 10. **100282** **Ray Bon Drive**
 (South of Walzem Road, east of Ray Bon Drive)

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 Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

PLATS:

- 11. **100053** **VIA Medical Transit Center**
 (On the east side of Medical Drive, south of Babcock Road)

Luz Gonzales, Planner, introduced item and recommended approval.

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

VARIANCES and APPEALS:

Commissioner Lindhorst recused himself and left the boardroom.

- 12. 070012 Stillwater Ranch Unit 9** (time extension)
(Southeast of the intersection of Kings Springs and Garrett Creek)

Donna Schueling, Planner, introduced item and recommended approval.

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

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Recused: Lindhorst

Motion Passes

- 13. 070013 Stillwater Ranch Unit 10** (time extension)
(East of the intersection of Clayton Creek and Garrett Creek)

Larry Odis, Planner, introduced item and recommended approval.

David Quebedeaux, representing the owner for items 12, 13 and 14, stated he is present to answer any questions commission may have.

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

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Recused: Lindhorst

Motion Passes

- 14. 070130 Stillwater Ranch Unit 7**(time extension)
(West of the intersection of Culebra Road and Stillwater Parkway)

Richard Carrizales, Planner, introduced item and recommended approval.

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

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Recused: Lindhorst

Motion Passes

Commissioner Lindhorst returned to the Board Room.

LAND TRANSACTIONS:

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)

Rebecca Paskos, Planning and Development Services Department, presented item and recommended approval.

Kathleen Murray, representing Forest Creek Neighborhood Association, stated they participated in various public meeting regarding the proposed plan and are in support of this request.

Michael Moore, stated this item was continued from the July 14th, Planning Commission Meeting to have staff may address his concerns. He stated all issues have been resolved however he would like to express concerns with the development standards over the Karst Zone which he feels have already been addressed thru the TECQ Regulations or the Endangered Species Act.

James Griffin, represent numerous property owners within the North Sector Plan area, stated he would like to commend staff on their hard work on this plan. He stated this plan does not address future MDP's in the ETJ. He stated he would like to know if future MDP's would be affected.

Charlotte Kahl, stated would like to express her support for the proposed North Sector Plan as this would help protect the Aquifer and Endangered Species.

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

Commissioner Briones recused himself and left the boardroom.

16. **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, Planning and Development Services Department, presented item and recommended approval.

James McNamara, President of Crestlake Homeowners Association, stated he is in opposition of this proposed plan as he would like to maintain the "R-6" zoning designation and deny all medium density.

Cassandra Ortiz, representing Neighborhood Housing Services, stated the purpose of this plan is to development single family and townhomes. She stated the proposed plan amendment would not negatively affect the community as it meets the goals of the Eastern Triangle Community Plan.

Dan Martinez, Chair of Eastern Triangle Planning Team, stated at this time they remain undecided as this item has not been presented to the Planning Team. He stated they will be meeting at the end of the month which will give them an opportunity to review the proposed plan.

Harry Jewett, representing a property owner, stated they are against changing the density on the land use plan. Also, he is concerned with the connectivity infrastructure requirements.

Motion: Commissioner Billa Burke to continue this item until August 25, 2010 Planning Commission Meeting.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Recused: Briones

Motion Passes

Commissioner Briones returned to the Board Room.

17. **PA10020** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/ South Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 12.971 acres located at 2227, 2333, and 2343 Southwest Military Drive, more specifically described by legal descriptions: Lot 1, NCB 8947 and Lots 14 and 16, NCB 8950, from Mixed Use land use to Regional Commercial land use. (Planning and Development Services Department by Loretta N. Olson)

Commissioner Briones left at 3:05 pm.

Andrea Gilles, Interim Planning Manager, presented item and recommended approval.

Jeff Berler, stated the purpose of this amendment is to bring to conformity.

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

18. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to realign a segment of Binz-Engleman Road and FM 1516 where they intersect and to add an east-west connector, all generally located west of Loop 1604, north of IH 10, and east of FM 78 (Old Seguin). (Planning and Development Services Department, by Richard Martinez)

Richard Martinez, Planning and Development Services Department, stated

Norman Dugas, representing all affect property owners, stated they are in support of staff's and TAC's recommendation.

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

OTHER ITEMS:

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

Commissioner Lindhorst nominated Commissioner Billa Burke to serve as an alternate Planning Commission member to the Technical Advisory Committee. Commissioner Martinez seconded the nomination.

Motion: Commissioner Lindhorst to appoint Commissioner Billa Burke to serve as an alternate Planning Commission member to the Technical Advisory Committee
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

20. Approval of the minutes for the July 14, 2010 Planning Commission meeting

Motion: Commissioner Lindhorst to approve July 14, 2010 Planning Commission minutes as presented.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

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

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 3:30 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary