

SAN ANTONIO PLANNING COMMISSION MINUTES



October 8, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao-Hrenek

Andrea Rodriguez

Christopher M. Lindhorst



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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 (Planning and Development Services)
- Briefing on the Downtown West Neighborhood Plan Update. (Planning and Development Services, by Gary Edenburn)
- Briefing on UDC amendment for the proposed Arts & Entertainment Special Zoning Districts and plan amendments for the E. Commerce Street Arts & Entertainment District (Planning & Development Services Departments, by Michael Taylor, Senior Planner)

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

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

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

A. 080048

De La Torre

(On the east side of Callaghan Road and south of Seacroft)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- B. 07-031 Hills at Boerne Stage II PUD***
(West of Cielo Vista Drive, north of Ravine Pass)

REPLAT:

- C. 070514 Portland Office Building**
(South of Portland Road between Plymouth Avenue and Highway 281)

Chairman Van Eman opened the public hearing.

Item #5B

Sally Garcia, expressed concerns with the flooding and the increase of traffic that may occur with the proposed development. In addition, would Cielo Vista be widening due to the proposed development.

Chairman Van Eman 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, 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:

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6. 080048 De La Torre
(On the east side of Callaghan Road and south of Seacroft)
- ~~7. 07-031 Hills at Boerne Stage II PUD*~~
~~(West of Cielo Vista Drive, north of Ravine Pass) - Pulled~~
-
8. 070514 Portland Office Building
(South of Portland Road between Plymouth Avenue and Highway 281)

* Project is located in the Camp Bullis Notification Area.

PLATS:

9. **080328** **Canterbury Farms Elementary**
 (On the east side of Canterbury Drive, south of Stiffkey Drive)
10. **080520** **Potranco/American Lotus**
 (On the south side of Potranco Road, at American Lotus)

LAND TRANSACTION:

11. The Library Department wishes to accept the donation from the San Antonio Public Library Foundation of approximately 10 acres of land on Wilderness Oak (L. C. Grothaus Survey no. 10, Abstract no. 931, county Block 4940, New City Block 19216, City of San Antonio, Bexar County, Texas) for the construction of a new branch library. The City of San Antonio has completed due diligence and the site has been accepted by the Library Board of Trustees in action at its meeting on September 24, 2008. (Aubrey George, Assistant Director, Support Services/Library)

Commissioner Hartman asked that Item #7 be pulled from Consent to respond to Mrs. Garcia's concerns.

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

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

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

Motion Passes

7. **07-031** **Hills at Boerne Stage II PUD***
 (West of Cielo Vista Drive, north of Ravine Pass)

Staff introduced the item and recommended approval.

Bob Brach, Bexar County, stated at this time there are no plans for widening of Cielo Vista

Motion: Commissioner Hartman to approve

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

* Project is located in the Camp Bullis Notification Area.

INDIVIDUAL CONSIDERATION

APPEAL and VARIANCE:

- 12. 030428 Heights Bend** Time extension appeal
(On the south side of Lockhill Selma Road, west of Heights Lane Drive)

Staff introduced the item and recommended disapproval.

Daniel Ortiz, representative, addressed questions raised by the Commission.

Motion: Commissioner Limon to grant a 1-year site improvement time extension.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

- 13. FPV 08-016 Republic Golf Course** Floodplain variance
(South of S.E. Military Drive, west of W.W.White Road)

Staff introduced the item and recommended disapproval.

Bob Browning, Stormwater, addressed questions raised by the Commission.

Motion: Commissioner Garcia to follow staff's recommendation of disapproval.

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

Motion Passes

LAND TRANSACTIONS:

- 14. S.P. No. 1296** Request to close, vacate and abandon a portion of N. Calaveras Street and an intersection unimproved alley Public Rights of Way located between Perez and Morales Street adjacent to NCB 2823. (George Rodriguez, Assistant Director, Capital Improvement Management Services Department)

Martha Almeria, Capital Improvements Management Services, introduced item.

* Project is located in the Camp Bullis Notification Area.

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

15. S.P. 1389 Request to close, vacate and abandon an unimproved 10-foot wide ally Public Right of Way located within NCB 825. (George Rodriguez, Assistant Director, Capital Improvement Management Services Department)

Martha Almeria, Capital Improvements Management Services, introduced item.

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

COMPREHENSIVE MASTER PLAN:

- ~~16. 08024 Continued from July 9, 2008 Public hearing and consideration of a resolution amending the Land Use Plan contained in the Nogalitos/S.Zarzamora Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2828 acres located at 801 W. Harlan Avenue from Low Density Residential to Regional Commercial land use. (Planning and Development Services Department, by Loretta N. Olson, Senior Planner; Nina Nixon Mendez, Planning Manager) **Pulled**~~

This item has been withdrawn as per the applicant's request.

OTHER ITEMS:

17. Approval of the minutes for the September 24, 2008 Planning Commission meeting.

Motion: Commissioner Hartman to approve the minutes of September 24, 2008.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Abstain: Garcia, Lindhorst
Motion Passes.

18. Director's report

* Project is located in the Camp Bullis Notification Area.

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
21. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:24 p.m.

APPROVED:



Murray H. Van Eman, Chairman

ATTEST:



Executive Secretary