

# SAN ANTONIO PLANNING COMMISSION MINUTES



September 8, 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



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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:

- 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, Rodriguez, Chao, Billa Burke, Briones,  
Lindhorst, Sherrill  
Absent: Limon, Martinez

## 4. Citizens to be heard – No Citizens signed up to speak.

Chair Hartman opened the public hearing.

Robert Lombrano, Planner, presented items.

## 5. PUBLIC HEARINGS

### REPLAT W/ WRITTEN NOTIFICATION:

- A. 100278          **University Oaks Unit-4 BSL\***  
(North and south of Babson, west of Syracuse)

### REPLATS:

- Project is located in the Camp Bullis Notification Area.





Commissioner Lindhorst was recused and left the board room.

12. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road. (Planning and Development Services Department, by Richard Martinez)

Richard Martinez, Senior Planner, presented item and recommended approval.

Steve Drenner, 300 Convent, representing Bulverde Market Place Partners, stated they are in support of this change as this would improve the north and south connectivity where as the old alignment it would lead to a dead end. He stated most importantly this would provide safe access to the south.

Ken Brown, representing Brick Shelton Properties, stated they remain neutral however they would like to request a two week continues to meet with staff to confirm that his client would not be negatively impacted by this proposal. He further stated his client is in the process of platting his property and is amending the plat to due to changes to the egress/ingress on 1604.

Grady Pape, stated he is concerns with how the new part of Classen Road on the crest of the hill and how this is going to affect the egress/ingress onto his property. He also expressed concerns with drainage and the removal of trees for this proposal.

Doug Pape, stated they have been meeting with city staff and the developer since July regarding the proposed realignment. He expressed concerns with the how this would negatively impact their property.

Rose Pape, stated strongly opposes this proposal as this would have an impact on the egress/ingress on to their property as well as the visibility of traffic and the drainage issues.

Motion: Commissioner Briones to continue this item until September 22, 2010

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Recused: Lindhorst

Motion Passes

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Commissioner Lindhorst and Commissioner Briones were recused and left the board room.

13. Public hearing and consideration of a resolution recommending the Heritage South Sector Plan, an approximately 197 square mile area generally bounded by Loop 410 to the north, Interstate Highway 35 to the west, a meandering line following the City of San Antonio Extraterritorial Jurisdiction southern boundary to the south, and Highway 181 to the east to City Council to become a component of the City's Comprehensive Master Plan and to supersede the adopted City South Community 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 John Osten)

Patrick Howard, Assistant Director, presented item and recommended approval.

Joe Naizar, property owner, stated he strongly opposes this request as there is inconsistency in the documents presented. He feels city staff has been misleading in that the documents that were distributed to the affected citizens are not the documents that are posted on line that are being considered today. He also expressed concerns with the role CSMA (City South Management Authority) role in this process. He does not feel the City of San Antonio is following CSMA's plan. He also expressed concerns with the preservation of their open natural lake.

Roman Pena, President, Southside Stakeholders, expressed concerns with the proposed plan. He stated he purchased property within this area and with the intent of opening a business. He was later informed that new development had been restricted within this area. When questioning the restriction, he was informed of the "Starbright Agreement". He would like to know how and why this agreement has been approved without the knowledge of the property owner's.

John Ontiveros, stated he would like to express the same concerns as Mr. Pena. He stated they are tax payers and does not feel the City should restrict them developing on their property.

Ernest Chacon, stated he feels he has been negatively impacted the most as his property is adjacent to the Toyota Plant. As stated by Mr. Pena, they were never informed of such Agreement. He stated this has had a negative impact on his property as he can not sell nor develop his property. He feels this agreement should be voided and have re-examined with the property's owner input.

Chair Hartman stated commission will go into executive session for attorney consultation. Commissioners exited the boardroom at 3:30 pm.

Commissioners entered the boardroom at 3:45 pm.

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Ann Parish, stated she has been working closely with staff regarding this proposal and would like to express her support.

Motion: Commissioner Billa Burke to recommend approval as presented by staff.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Recused: Briones, Lindhorst  
Motion Passes

**OTHER ITEMS:**

14. Approval of the minutes for the August 25, 2010 Planning Commission meeting.

Motion: Commissioner Sherrill to approve minutes as presented.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

15. Director's report - City Council Action Update (Planning Commission Items sent to Council)  
• Update on the TAC's review of the proposed UDC amendments.

16. 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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**17. ADJOURNMENT.**

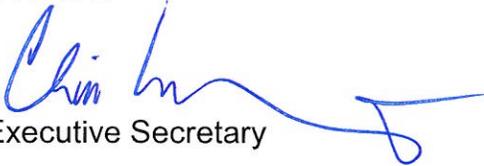
There being no further business, the meeting was adjourned at 3:35 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary

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