

# SAN ANTONIO PLANNING COMMISSION MINUTES

January 28, 2009

2:00 P.M.

Cecilia Garcia, *Chair*  
Amelia Hartman, *Vice Chair*  
Jose R. Limon, *Chair Pro Tem*  
John Friesenhahn    Dr. Sherry Chao-Hrenek  
Andrea Rodriguez    Christopher M. Lindhorst  
Lynda Billa Burke    Marcello Diego Martinez



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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, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on the River North District Master Plan, an update to the 1999 Downtown Neighborhood Plan (Andrea Gilles, Senior Management Analyst, Planning and Development Services Department)
- Briefing on the Stinson Airport Vicinity Land Use Plan (by Nina Nixon-Mendez, Planning Manager)

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

### 3. Roll Call- Present: Garcia, Hartman, Limon, Friesenhahn, Chao, Rodriguez, Lindhorst, Martinez, Billa Burke

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

B. 080572      **El Sueno**  
(On the south side of Napier Avenue and west of San Jose Drive)

Chair Garcia opened the public hearing.  
Chair Garcia closed the public hearing.

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

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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 ITEM 6 HELD ABOVE:

6. 080572            **El Sueno**  
(On the south side of Napier Avenue and west of San Jose Drive)

### PLATS:

7. 080263            **Bulverde Road North**  
(The extension of Bulverde Road from Classen Road)
8. 080265            **Bulverde Road South**  
(The extension of Bulverde Road from Classen Road)
9. 080266            **Redland Road Extension**  
(Extending Redland Road east from Bulverde Road)
- 10.080281           **Shaenfield Crossing**  
(North side of Shaenfield Road at Cavern Hill)
- 11.080303           **Rising Moon, Unit 1\***  
(On the east side of Scenic Loop Road, south of Boerne Stage Road)
- 12.080450           **Marcus Landing**  
(On the north side of Foster Road, west of McClellan Road)
- 13.080452           **Mission Hills\***  
(South of Evans Road and east of Knights Cross Drive)
- ~~14.080464           **Laura Heights Unit 5 PUD- Pulled**  
(Near the northeast corner of Sun Mill and Cheney Glen Street)~~
- 15.080513           **Dunnco – Old Pearsall Road**  
(On the east side of Old Pearsall Road, north of Loop 410)

**LAND TRANSACTIONS:**

- 16. S.P. 1320** – Request to declare surplus to the needs of the City of San Antonio a parcel of land out of Lot 42, Block 1, NCB 2444 near the intersection of Guadalupe and Brazos Street (Capital Improvement Management Services, by George Rodriguez, Assistant Director.

Chair Garcia asked for a motion to approve items on the Consent Agenda.

Motion: Commissioner Hartman to approve the items on the Consent Agenda minus item #14.  
Second: Commissioner Limon  
In Favor: Unanimous.  
Opposed: None  
Motion Passes

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**INDIVIDUAL CONSIDERATION**

Commissioner Billa Burke arrived at 2:08 p.m.

Commissioner Lindhorst left the board room.

- 14. 080464**      **Laura Heights Unit 5 PUD**  
(Near the northeast corner of Sun Mill and Cheney Glen Street)

Staff introduced the item and recommended approval.

Motion: Commissioner Friesenhahn to follow staff's recommendation of approval.  
Second: Commissioner Billa Burke  
In Favor: Garcia, Hartman, Limon, Friesenhahn, Chao, Rodriguez, Martinez, Billa Burke  
Opposed: None  
Recusal: Lindhorst  
Motion Passes

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**LAND TRANSACTIONS:**

Commissioner Lindhorst entered the board room.

- 17.** Consideration of a resolution authorizing the land acquisition and dedication for intersection improvements at Stone Oak Parkway at Huebner Road, Evans Road at Highway 281 and Sonterra Boulevard at Hardy Oak Boulevard. (Department of Public Works, by Christina De La Cruz)

Christina De La Cruz, Department of Public Works, presented item.

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

**COMPREHENSIVE MASTER PLANS:**

18. **09004** - Public hearing and consideration of a resolution amending the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4131-acres located at 1315,1323, and 1327 W. Ridgewood Ct. from Urban Low-Density Residential to Community Commercial. (Planning and Development Services Department by, Brad Smilgin, Planner; Nina Nixon-Mendez, Planning Manager)

Brad Smilgin, Planner, presented item.

Gerardo Menchaca, applicant, requested a continuous until February 25, 2009.

Motion: Commissioner Limon to continue until February 25, 2009.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Arturo Sanchez, expressed concerns with the proposed plan amendment.

Patricia Doria, President of Los Angeles Heights Keystone Neighborhood Association, also expressed concern with the proposed plan amendment.

**OTHER ITEMS:**

19. Consideration of a resolution appointing a member to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol, Senior Management Analyst)

Melissa Ramirez, Senior Management Analysis, presented resolution to appoint Commissioner Lindhorst to serve as a member of the Technical Advisory committee as a Planning Commission Member to an unexpired term to expire in April 27, 2011.

Motion: Commissioner Billa Burke to follow staff's recommendation  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**20. Appointment of Technical Advisory Committee Chair and Vice Chair. (Planning and Development Services, by Elizabeth Carol, Senior Management Analyst)**

Melissa Ramirez, Senior Management Analysis, presented a resolution to reappoint Commissioner Friesenhahn to serve as a member of the Technical Advisory Committee as a Planning Commission Member and is designated as the Chairman with a 2 year term to expire April 27, 2011.

Chair Garcia stated Mr. Friesenhahn is the Chairman to the Technical Advisory Committee.

**21. Approval of the minutes for the January 14, 2009 Planning Commission meeting**

Motion: Commissioner Billa Burke to approve the minutes of January 14, 2009.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**22. Director's report**

- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o Edwards Aquifer
- o Haven for Hope
- o Professional Development Opportunity – conferences and workshops
- o River North Neighborhood Plan
- o Technical Advisory Committee
- o Unified Development Code
- o Veterans Memorial

**23. 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**

**24. ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:38 p.m.

APPROVED:



Cecilia Garcia, Chair

ATTEST:

  
Executive Secretary