

SAN ANTONIO PLANNING COMMISSION MINUTES



April 13, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst Lynda Billa Burke

Marcello Diego Martinez Rolando H. Briones

Jody R. Sherrill Rob Rodriguez



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 ITEMS:

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

- Agenda items may be discussed (Development Services Department)
- Briefing on the Northwest Community Plan Update (Planning and Community Development)
- Briefing regarding the proposed renaming of Durango Boulevard to Cesar E. Chavez Boulevard (Development Services Department)
- United Southwest Community Plan Update by (Planning and Community Development)

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

3. Roll Call - Present: Hartman, Limon, A. Rodriguez, R. Rodriguez, Briones, Martinez, Sherrill

Absent: Billa Burke, Lindhorst, Martinez

4. Citizens to be heard – No Citizens to speak.

Chair Hartman opened the public hearing.

Richard Carrizales, Planner, presented items.

* Project is located in the Camp Bullis Notification Area.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 090247 **West Pointe Gardens – Unit II**
(On the east side of Spurs Ranch, at the extension of Evening Bell)
- B. 110047 **Onofre**
(West of Somerset Road, on the south side Lovett Avenue)
- C. 110051 **River Rock Ranch Gass, P.U.D.***
(North of Boerne Stage Road, on the southwest of side of River Ranch)
- D. 110059 **Reserve at Lost Creek Unit 1A, Enclave***
(West of Ralph Fair Road, on the north side of Old Paseo Way)

REPLAT:

- E. 110044 **KB Kitty Hawk**
(On the northeast side of Miller Road, northwest of Kitty Hawk Drive)

Chair Hartman 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, 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 6-10 HELD ABOVE:

- 6. 090247 **West Pointe Gardens – Unit II**
(On the east side of Spurs Ranch, at the extension of Evening Bell)
- 7. 110047 **Onofre**
(West of Somerset Road, on the south side of Lovett Avenue)
- 8. 110051 **River Rock Ranch Gass, P.U.D.***
(North of Boerne Stage Road, on the southwest side of River Ranch)

9. **110059** **Reserve at Lost Creek Unit 1A, Enclave***
 (West of Ralph Fair Road, on the north side of Old Paseo Way)
10. **110044** **KB Kitty Hawk**
 (On the northeast side of Miller Road, northwest of Kitty Hawk Drive)

PLATS:

11. **090198** **Army Residence Community**
 (On the southside of Miller Road, east of Glen Mont Drive)
12. **100019** **Kinder Parkway, Unit – 3***
 (The extension of Kinder Parkway, west of Bulverde Road)
13. **100283** **Two Creeks, Unit -10 PUD***
 (The extension of Buck Creek, north of Baywater Stage)
14. **100196** **Northeast Crossing TIF, Unit – 14A**
 (North of Midcrown Drive and the extension of Santa Catalina Cove)

DEFERRALS:

15. **110140** **Miguel’s Somerset Place 4**
 (On the north side of Price Road, west of Fleming Street)

Chair Hartman asked for a motion on the Consent Agenda.

Motion: Commissioner Sherrill to approve as presented
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

RESCIND PLAT:

16. **080263** **Bulverde Road North**
 (The extension of Bulverde Road from Classen Road)

Luz Gonzales, planner, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to approve item as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Motion: Commissioner Limon to approve item as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

21. **060608** **Glenloch Farms Unit 3** (Time Extension)
(East of the intersection of Maiden Way and Binz Engleman Road)

Robert Lombrano, planner, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to approve item as presented.
Second: Commissioner R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

22. **070066** **Silver Oaks Unit 11** (Time Extension)
(On the east side of Silver Willow, north of Silver Pass)

Richard Carrizales, planner, presented item and recommended approval.

Motion: Commissioner Briones to approve item as presented.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

23. **070186** **JMS – 281 Commercial A** (Time Extension)
(Southeast of the intersection of U.S. Hwy. 281 and Stone Oak Parkway)

Donna Camacho, planner, presented item and recommended approval.

Motion: Commissioner Limon to approve item as presented.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

24. **070316** **Tausch Farms Unit 1A** (Time Extension)
(On the west side of Leslie Road, north of Shaenfield Road)

Donna Camacho, planner, presented item and recommended approval.

Motion: Commissioner Sherrill to approve item as presented.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

25. **070645 Balcones Commercial Unit 1** (Time Extension)
(On the west side I.H. 10 West, north of Dietz Elkhorn Road)

Luz Gonzales, planner, presented item and recommended approval.

Motion: Commissioner Limon to approve item as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

26. **080120 NEC Bulverde / 1604 2** (Time Extension)
(On the north side of Loo1604, east of Bulverde Road)

Larry Odis, planner, presented item and recommended approval.

Motion: Commissioner Limon to approve item as presented.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

27. **S.P. No. 1531** - Request to close, vacate and abandon an unimproved portion of a 13-foot wide alley. (Capital Improvements Management Services by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Services, presented item and recommended approval.

Charles Jackson, representing the owner, stated there were buildings that were built as early as 1935 in this area.

Motion: Commissioner A. Rodriguez to approve item as presented.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

28. **PA11020** - Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.995 acres located at the northwest corner of the intersection of Lake Valley Drive and Loop 410 from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended denial.

Jerry Arredondo, representative, stated their intent is to operate a retail center to sell and rent lawn mowers and construction tools similar to a Lowe's or Home Depot. He stated 80% would be rental and the remaining 20% would be sales. He further stated he does not feel this would have a negative impact on the community, as the surrounding uses are commercial uses.

Diana Stoltje, stated she is one of the many owners of the subject property. This property is family owned since the 1990's. During the term of their ownership, they were unable to develop on the subject property due to financial reasons and paying the taxes and keeping up with the maintenance has become expensive. She stated the family decided to sale the property and they are excited to finally have development on the subject property.

James Carey, representing Valley High Baptist Academy, stated this site has become an eyesore as it has become a dumpsite. He stated this property abuts the school and expressed concerns for the safety of the students. He also would like information as to the fences being erected along the property lines.

Andrea Gilles, Planning Manager, stated there is a requirement for fencing and landscaping between commercial property and residential uses. She further stated the applicant's request is not consistent with the neighborhood plan. The property is not identified as a Regional Commercial and is not recommended due to its intensity. They feel the propose use would pose a negative traffic impacts on neighboring residential properties.

Motion: Commissioner Briones to approval to amend the proposed land use plan from Community Commercial land use to Regional Commercial land use

Second: Commissioner Limon

In Favor: Limon, A. Rodriguez, R. Rodriguez, Briones

Opposed: Hartman, Sherrill

Motion Failed

Motion: Commissioner Sherrill to approval of staff's recommendation of denial.
Second: Commissioner Hartman
In Favor: Hartman, Sherrill
Opposed: Limon, A. Rodriguez, R. Rodriguez, Briones
Motion Failed

Motion: Commissioner Limon to continue this item until April 27, 2011
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

- 29. PA11022** - Public hearing and consideration of a resolution amending the land use plan contained in the Five Points Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.0992 acres located at 321 Jackson Street from Medium Density Residential land use to Low Density Mixed Use land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, presented item and recommended approval.

Kevin D. Hayes, applicant, stated the purpose of this request is to allow for his law office. He stated the residence is currently under renovation both interior and exterior but will maintain its residential character.

Motion: Commissioner Briones to approve item as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

- 30. PA11015** - Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 8.156 acres located at 3819 Harry Wurzbach from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development, stated the applicant has requested a continuance.

Daniel Ortiz, representative, stated they have met with the surrounding property owners however there are still some concerns that need to be addressed which is the purpose of requesting a two-week continuance.

Patrick Seaworth, stated he attended the meeting held by Mr. Ortiz and as stated by Mr. Ortiz there still several items that need to be addressed. He did express concern on the proposed use. He stated they were informed that the applicant is proposing a grocery store however; the neighborhood has been informed differently and would like clarity on the proposed use. He stated he support a continuance but feels two week is not sufficient.

Motion: Commissioner Limon to continue this item until April 27, 2011

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

31. Public hearing and consideration of a resolution recommending the West/Southwest Sector Plan, an approximately 317 square mile area generally bounded by Highway 16, Loop 1604, Culebra Road, Grissom Road, and Bandera Road to the north; General McMullen, the north and east boundary of Port San Antonio, SW Military Drive, and Pleasanton Road to the east; Loop 410 and IH-35 to the south; and a meandering line following the City of San Antonio's Extra-territorial Jurisdiction western boundary to the west, 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, Section 35-420, pertaining to "Comprehensive, Neighborhood, Community, and Perimeter Plans." (Planning and Community Development Department by Ashley Parsons, Sr. Planner; Trish Wallace, Planning Manager)

Ashley Parsons, Planning and Community Development Department, presented item and recommended approval.

Emil Moncivais, stated he is mostly focused in the existing transportation corridors being transformed and new corridors are carefully planned to create dynamic, mixed use, pedestrian oriented nodes that are integrated into the surrounding community. He stated the strategies are focused on rezoning corridors, creating plans for these corridors; the possibility of use special districts, such as Form Base mixed use and retrofit the streetscape on existing corridors such as trees, sidewalks and bike lanes. He stated in all he is in support but would like to request a few amendments.

Wayne Benke, stated he owns 240 acres within this area. He stated he attended the meeting which was very informative and was able to clearly understand this proposal.

Kyle Denim, stated he has participated in the meetings and feels this is a great plan.

Ory Porter, stated pedestrian scoring such as sidewalks and bond projects.

Brian James, Assistant Director, Planning and Community Development, stated pedestrian oriented development is based on the neighborhood plan which would help determine the pedestrian oriented development and to what extent.

Motion: Commissioner Limon to approve the staff recommendation on the West/Southwest Sector Plan and forward it to City Council for consideration.

Second: Commissioner Sherrill

Chair Hartman offered a friendly amendment to the motion to forward this plan and to encourage City Council to develop strategies to incentivize and encourage pedestrian oriented development

Commissioner Limon and Commissioner Sherrill accepted the friendly amendment.

Chair Hartman stated the motion is as follows:

The motion is to approve staff's recommendation which is to forward the West/Southwest Community Plan to City Council for approval with a recommendation of the Planning Commission and to recommend that City Council develop incentives to encourage pedestrian oriented development.

In Favor: Unanimous

Opposed: None

Motion Passes

OTHER ITEMS:

- 32.** Approval of the minutes for the March 23, 2011 Planning Commission meeting.

Motion: Commissioner A. Rodriguez to approve item as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

- 33.** Director's report - City Council Action Update (Planning Commission Items sent to Council) – No Director's Report.

- 34.** 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

35. ADJOURNMENT.

There being no further business, the meeting was adjourned at 4:27 pm.

APPROVED


for Amelia E. Hartman

ATTEST:


Executive Secretary