

SAN ANTONIO PLANNING COMMISSION MINUTES



April 27, 2011



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



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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 (Development Services Department)
- Briefing on the 2011 Comprehensive Master Plan Framework (Presentation by Karen Walz, Principal, Strategic Community Solutions; Priscilla Rosales-Pina, Senior Management Analyst; and Trish Wallace, Planning Manager, Department of Planning and Community Development)

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

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, Lindhorst, Martinez, Sherrill, Billa Burke, Briones, R. Rodriguez

4. Citizens to be heard

Chair opened the public hearing.

Jaime Martinez, citizen, spoke in support of Item #15.

Roger Guevara, citizen, spoke in support of Item #15.

Ernest Martinez, citizen, spoke in support of Item #15.

Paul Ruiz, citizen, spoke in support of Item #15

John Michael Gonzales, spoke in support of Item #15.

* Project is located in the Camp Bullis Notification Area.

Martha Von Ellenreider, citizen, spoke in support of Item #15.

Steven Huerta, citizen, spoke in support of Item #15.

Ronald Rocha, citizen, spoke in support of Item #15.

Charlie Brown, citizen, spoke in opposition of Item #18.

Angela Garcia, citizen, spoke in support of Item #15.

Abraham Charnichart, citizen, spoke in support of Item #15.

Carlos Gonzalez, citizen, spoke in opposition of Item #15.

Claudia Sanchez, citizen, spoke in support of Item #15.

Charles Zepeda, citizen, spoke in support of Item #15.

Carlos De Leon, citizen, spoke in support of Item #15.

Isaac Charnichart, citizen, spoke in support of Item #15.

Nickolas, citizen, spoke in opposition of Item #15.

Lourdes Galvan, citizen, spoke in support of Item #15.

Sylvia Don, citizen, spoke in support of Item #15.

Arthur Fuentes, citizen, spoke in opposition of Item #15.

Carol Abbot, citizen, spoke in opposition of Item #24.

Manuel Perela, citizen, spoke in support of Item #15.

Rudy Zamora, citizen, spoke in support of Item #15.

Fred Pfeiffer, citizen, spoke in opposition of Item #15.

Rollette Shreckenghost, citizen, spoke in opposition of Item #15.

Bill Cogburn, citizen, spoke in opposition of Item #15.

Ernestine Owens, citizen, spoke in opposition of Item #15.

Brandon Olmos, citizen, spoke in support of Item #15.

Rudolph Rodriguez, citizen, spoke in support of Item #15.

Board members recessed for 3 minutes

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 100337 **Alamo Ranch U36, PH. 1- Enclave**
(On the west side of Alamo Parkway, south of La Villita Way)
- B. 110070 **Iron Horse RV – BSL**
(At the intersection of Appleman Block and Robards ROW)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- C. 10-004 **Anaqua Springs Ranch Unit VA-1**
(The extension of Miranda Ridge, south of Caliza Crest)

REPLAT:

- D. 100171 **Silver Oaks Unit 16**
(East of the intersection of Oak Park and Raw Silver)

Chair 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 6-9 HELD ABOVE:

6. 100337 **Alamo Ranch U36, PH. 1 - Enclave**
(On the west side of Alamo Parkway, south of La Villita Way)
7. ~~110070~~ ~~**Iron Horse RV – BSL – Pulled**~~
(~~At the intersection of Appleman Block and Robards ROW~~)
8. 10-004 **Anaqua Springs Ranch Unit VA-1**
(The extension of Miranda Ridge, south of Caliza Crest)

9. 100171 **Silver Oaks Unit 16**
(East of the intersection of Oak Park and Raw Silver)

PLATS:

10. 090277 **North Pointe Subdivision Unit 2B PUD***
(The extension of Oak Cliff Bend, north of Woodlawn Ridge)
11. 090279 **Presidio Heights Subdivision, Unit 4 PUD***
(Extending Muir Glen Drive westward from Calle De Cobre)
12. 100333 **Rogers Ranch, Unit P6 PUD***
(The extension of Happys Corner, north Canoe Brook)

Chair Hartman asked for a motion to approve items on the Consent Agenda as presented minus Item #7.

Motion: Commissioner Billa Burke to approve the items on the Consent Agenda as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

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7. 110070 **Iron Horse RV – BSL**
(At the intersection of Appleman Block and Robards ROW)

Luz Gonzales, 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
Motion Passes.

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

13. 070266 **Venetian Oaks** (Time Extension)
(On the west side of Babcock Road, north of De Zavala Road)

Rick Carrizales, Planner, introduced item and recommended approval.

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

- 14. 080131 Alamo Ridge** (Time Extension)
(On the north side of Fairgrounds Parkway, north of Culebra Road)

Luz Gonzales, Planner, introduced item and recommended approval.

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

STREET NAME CHANGE:

- 15.** A public hearing and consideration of a proposal to rename Durango Boulevard to Cesar E. Chavez between South Hackberry Street on the east and 36th Street on the west. (Development Services Department, by Chris Looney)

Chris Looney, Development Services Department, presented item and recommended approval of the street name change.

Gabriel Velazquez, citizen, spoke in favor.

Maria De Rosario Lopez, citizen, spoke in favor.

Motion: Commissioner Briones to support the street name change of Durango Blvd to Cesar Chavez and keep the current honoree designation of Judge H.F. Garcia Memorial Blvd.
Second: Commissioner Martinez
In Favor: Briones, Martinez, Hartman, Limon, A. Rodriguez, Billa Burke, Lindhorst
Opposed: Rodriguez, Sherrill
Motion Passes.

COMPREHENSIVE MASTER PLANS:

- 16.** Public hearing and consideration of HemisFair Park Area Framework Plan – Presentation by Andres Andujar, HemisFair Park Area Redevelopment Corporation Chief Executive Officer, on the HemisFair Park Area Framework Plan and its next steps.

Andres Andujar, HemisFair Park Redevelopment Corporation Chief Executive Officer, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to support the HemisFair Park Area Framework Plan.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

- ~~17. PA11015 – [Item Continued from March 23, 2011 and April 13, 2011 meetings] – 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) – **Pulled**~~
18. PA11020 - [Item Continued from April 13, 2011 meeting] 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, further described by legal description NCB 15172 P-3H ABS 323 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 of the request to amend from Community Commercial land use to Regional Commercial land use.

Jerry Arredondo, representative, stated the applicant will only be zoning about 4.9 of the 12 acres. He also stated they area allowed to have rental of the equipment but not sales and 70 percent will be rental and 30 percent would be sales. He further stated they will be leaving the NA on the property.

Diana Stoeltje, applicant, stated the property is surrounded by a neighborhood that was built in the 50's. She also stated when she bought the property she had an intention to put a business but due to the downturn of the company she was not able to continue. She further stated the children from the nearby school use this as a shortcut to get to the school.

Motion: Commissioner Briones to amend the land use plan designation from Community Commercial land use to Regional Commercial land use.
Second: Commissioner Billa Burke
In Favor: Briones, Billa Burke, Limon, A. Rodriguez, Lindhorst, R. Rodriguez, Martinez
Opposed: Hartman, Sherrill
Motion Passes.

19. PA11023 - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 1.429 acres located at 999 Higgins Road from Parks/Open Space land use to Community Commercial land use. (Planning and Community Development Department by Gary Edenburn)

Andrea Giles, Planning and Community Development Department, presented item and recommended denial of the plan amendment as submitted.

Father Barrymore, citizen, expressed his concern in regards to continuing this amendment due to lack of information on this project. He also stated they want to meet with the developer.

Bobby Perez, representative, stated this business is owner operated which results a higher degree of cleanliness, safety, and return repeat customers. He also stated the location is a half mile away from O'connor road and a half mile away from Type A Arterial roads. He further stated they will request an amendment to adopt staff's recommended alternative of a Neighborhood Commercial use.

Beatrice Dubley, citizen, spoke in opposition.

Kendra Meadows, citizen, spoke in opposition.

Motion: Commissioner Briones to amend the land use plan designation of Parks/Open Space land use to Neighborhood Commercial land use.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

20. PA11024 - Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 7.41 acres out of NCB 16554 Lot P-1A Abs 678 located at 11095 Graytown Road from Neighborhood Commercial land use to Low Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)

Daniel Ortiz, representative, stated the applicant has requested a continuance on this case until the next regularly scheduled meeting.

Motion: Commissioner Martinez for a continuance to the next regularly scheduled meeting.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

21. PA11026 - Public hearing and consideration of a resolution amending the land use plan contained in the Guadalupe Westside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.74 acres located at 105 S. Zarzamora and 2918 W. Commerce from Community Commercial land use to Light Industrial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert C Acosta, Planning and Community Development Department, recommended a continuance until the next regularly scheduled meeting.

Motion: Commissioner Martinez to follow staff recommendation of a continuance until the next regularly scheduled meeting.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes.

22. PA11029 - Public hearing and consideration of a resolution amending the land use plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 6.45 acres located at 10490 W. Loop 1604 N. from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, presented item and recommended a denial of the request to amend from Community Commercial land use to Regional Commercial land use.

George Noyes, applicant, stated he wants to expand to the property to the north of his current location. He also stated he is moving next door and the business behind him will be moving in to his existing location. He further stated along 1604 there are three tracts that he has agreed not to include in the plan amendment and they will remain as residential to create a buffer between his property and the residential properties behind him. The neighbor most impacted by this plan amendment is in support.

Motion: Commissioner Lindhorst for approval of change in land use from Community Commercial land use to Regional Commercial land use.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes.

23. U11001 – Public hearing and consideration of a resolution to recommend to City Council an update to the Northwest Community Plan as a component of the City's 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" for the area generally bounded by Loop 1604 to the west and northwest, Bandera Road to the east and northeast, and Culebra Road and Grissom Road to the south. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, presented item and staff is in support of the update of the Northwest Community Plan.

Janette Agnew, citizen, spoke in support of changing the land use to Neighborhood Commercial.

Rene Pina, citizen, expressed his concerns in regards to his property. He also stated he bought this unique property which he is trying to develop into a partial nursery and a hub for his tree landscaping business. He wants to have his office at this location.

Emmit Mcikaleski, citizen, stated he has a piece of property that is a gravel pit and expressed his opposition to the residential zoning they are requesting on this master plan. He also stated his property has always been a gravel pit.

James Murray, citizen, stated he has fifty acres that has been owned by his family since 1989. He also stated this is a storage facility for his construction company. They have trucks, top soil, dirt, and materials they use for the company. He further stated he is opposed to the residential zoning proposed for this area.

Motion: Commissioner Limon for a continuance until the May 25, 2011 Planning Commission meeting.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes.

Commissioner Billa Burke departed at 6:45 p.m.

Commissioner Lindhorst departed the boardroom.

- 24.** U11002 – Public hearing and consideration of a resolution to recommend to City Council an update to the United Southwest Communities Plan as a component of the City's 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" for the area generally bound by Valley Hi Drive, Medina Base Road, SW Military Drive, and Lackland Air Force Base to the north, Quintana Road and Interstate 35 to the east, Loop 1604 to the south, and the city limits and the Lackland Air Force Base Annex to the west. (Planning and Community Development Department by Gary Edenburn)

Motion: Commissioner Sherrill to continue this item to the next regularly scheduled meeting.
Second: Commissioner Martinez
In Favor: Sherrill, Martinez, Hartman, A. Rodriguez, Limon, Briones, R. Rodriguez
Recused: Lindhorst
Opposed: None
Motion Passes.

OTHER ITEMS:

25. Approval of the minutes for the April 13, 2011 Planning Commission meeting

Motion: Commissioner Sherrill to approve the April 13, 2011 Planning Commission minutes as corrected.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

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

Elizabeth Carol, Senior Management Analyst, update the commission on several plans that we were approved by City Council.

27. 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.

28. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6.59 pm.

APPROVED



for

Amelia E. Hartman

ATTEST:



Executive Secretary