

SAN ANTONIO PLANNING COMMISSION MINUTES



December 22, 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



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 ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call - Present: Hartman, Limon, Rodriguez, Billa Burke, Briones, Lindhorst, Martinez, Sherrill
Absent: Chao

4. Citizens to be heard.

Chair Hartman opened the public hearing.

Larry Odis, Planner, presented items.

5. PUBLIC HEARINGS

REPLATS:

A. 100290 **Wildhorse Commercial Replat** - Pulled
(Northwest of the intersection of Dawn Trail and Chariot Trail)

B. 100314 **General McMullen Tank Replat**
(On the north side of Ruiz Street, east of North General McMullen Drive)

Chair Hartman closed the public hearing.

* Project is located in the Camp Bullis Notification Area.

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 6-7 HELD ABOVE:

6. **100290** **Wildhorse Commercial Replat** - Pulled
 (Northwest of the intersection of Dawn Trail and Chariot Trail)
7. **100314** **General McMullen Tank Replat**
 (On the north side of Ruiz Street, east of North General McMullen Drive)

PLATS:

8. **100096** **Alamo Ranch Unit 33A, Enclave**
 (Southwest of the intersection of Chambers Cove and Cameron Cove)
9. ~~**100129**~~ ~~**Bulverde 17 Acre Tract**~~ - Pulled
 ~~(Southwest of the intersection of Jones Maltsberger and Bulverde)~~

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

Motion: Commissioner Martinez to approve the items minus items 6 and 9
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

6. **100290** **Wildhorse Commercial Replat**
 (Northwest of the intersection of Dawn Trail and Chariot Trail)

Donna Camacho, Planner, presented item and recommended approval.

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

Commissioner Lindhorst was recused and left the board room.

- 9. 100129 Bulverde 17 Acre Tract**
(Southwest of the intersection of Jones Maltsberger and
Bulverde)

Luz Gonzales, Planner, presented item and recommended approval.

Motion: Commissioner Sherrill to approve the item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

VARIANCES and APPEALS:

Chair Hartman stated Item #10 has been pulled as this item has been resolved.

- 10. 100344 Tausch Farms Unit 6A** (Appeal)
(The extension of Palomino Path from Pony Mesa)

PLAT:

- 11. 100344 Tausch Farms Unit 6A** (Variance)
(The extension of Palomino Path from Pony Mesa)

Robert Lombrano, Planner, presented item and recommended approval.

Motion: Commissioner Briones to approve the item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned to the board room.

- 12. 110004 River Rock Ranch P.U.D Unit 2B***
(South of the intersection of River Trace and Green Terrace)

Larry Odis, Planner, presented item and recommended approval.

Motion: Commissioner Rodriguez to approve the item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

COMMISSION MASTER PLAN:

- 13. PA11005** - Public hearing and consideration of a resolution amending the land use plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.988 acres located at 5810 Pecan Valley from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommends approval.

Lori Orr, representative, stated the purpose of this request is to allow for a Dollar General store to be development on the subject property. She stated this case was presented and approved by Zoning Commission on December 21, 2010.

Motion: Commissioner Billa Burke to continue this item until January 12, 2011 to meet with the neighborhood association the Councilmember.
Second: Commissioner Martinez
In Favor: Rodriguez, Billa Burke, Lindhorst, Martinez
Opposed: Hartman, Limon, Briones, Sherrill
Motion Fails

2nd Motion

Motion: Commissioner Briones to approve the item as presented
Second: Commissioner Sherrill
In Favor: Hartman, Limon, Rodriguez, Briones, Lindhorst, Sherrill
Opposed: Billa Burke, Martinez
Motion Passes

14. **PA11006** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.4144 acres located at 431 E. Mayfield Street and 507 E. Mayfield Street from Low Density Residential land use to Public/Institutional land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommends approval.

James Parson, representative of Joven, stated they are relocating which is the purpose of this plan amendment. He stated they are a vocational, educational facility that provides numerous services to juveniles.

Motion: Commissioner Billa Burke to approve the item as presented
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

15. **PA11007** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 2.539 acres located at 4018 S. Presa Street from Mixed Use land use to Public/Institutional land use. (Planning and Community Development Department by Gary Edenburn)

Gary Edenburn, Planning and Community Development Department, presented item and recommends approval.

James Griffin, representative, stated the school has been in operation however his client is in the process of renovating the school and at the permit process his client was informed that a plan amendment was required. He stated they have been in contact with the surrounding property owners and neighborhood association who have expressed their support.

Feliz Cantu, stated he support the renovation of the school however he is concerned with the current parking issue. He stated the school does not provide adequate parking which causes staff to parking on the street which causes a safety hazard for the children when parents are dropping off and pick up their children.

Alfredo Segura, stated part of the renovations is to provide adequate parking for school official and provide ram for drop off and pick up of the students.

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

OTHER ITEMS:

16. Approval of the minutes for the December 8, 2010 Planning Commission Meeting.

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

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

Chris Looney, Interim Assistant Director, briefed commissioners on Planning Commission items presented to City Council.

18. 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.

19. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:50 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary