

SAN ANTONIO PLANNING COMMISSION MINUTES



December 8, 2010



Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Dr. Sherry Chao-Hrenek
Lynda Billa Burke
Rolando H. Briones
Christopher M. Lindhorst
Marcello Diego Martinez
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, Chao, Billa Burke, Briones, Lindhorst,
Martinez, Sherrill
Absent: Rodriguez

4. Citizens to be heard

Chair opened the public hearing

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 100213 **Napa Oaks, Unit 2 PUD***
(At the intersection of Napa Landing and Vine Cliff)

B. 100218 ~~**The Reserve at Sonoma Verde Enclave***~~ - **Pulled**
(At the intersection of Plum Valley Drive and Granite Hill Drive)

REPLAT:

* Project is located in the Camp Bullis Notification Area.

- ~~C. 100215 — **Westover Assembly of God Campus – Pulled**
(West of Culebra Road, on the south side of Westover Hills Boulevard)~~

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 6-7 HELD ABOVE:

6. 100213 **Napa Oaks, Unit 2 PUD***
(At the intersection of Napa Landing and Vine Cliff)
- ~~7. 100215 — **Westover Assembly of God Campus – Pulled**
(West of Culebra Road, on the south side of Westover Hills Boulevard)~~

PLATS:

8. 100080 **Valencia Terrace Enclave***
(At the northeast corner of Old Blanco Road and Borgfeld Drive)

DEFERRALS:

9. 100364 **Dallo Estates**
(On the southeast corner of N. Zarzamora Street and W. Laurel Street)
10. 110041 **Ortiz Pharmacy**
(On the northwest corner of Castroville Road and 37th Street)
11. 110050 **536 Adams Street**
(On the east side of Adams Street, north of Eagleland Drive)

Chair Hartman asked for a motion to approve items on the Consent Agenda as minus Items #5B and #5C and #7.

Motion: Commissioner Martinez to approve the items on the Consent Agenda minus Items #5B and #5C and #7.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

PLAT:

12. ~~100218~~ ~~**The Reserve at Sonoma Verde Enclave***~~ - **Pulled**
(~~At the intersection of Plum Valley Drive and Granite Hill Drive~~)

7. **100215 Westover Assembly of God Campus**
(West of Culebra Road, on the south side of Westover Hills Boulevard)

Richard Carrizales, Planner, introduced item and recommended approval.

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

VARIANCES and APPEALS:

14. **070717 Estates of Redland PUD**
(on the south side of Redland Road, east of Legend Oaks)

Donna Camacho, Planner, introduced item and recommended approval of a 3-year extension.

Motion: Commissioner Lindhorst to follow staff's recommendation of approval of a 3-year extension
Second: Commissioner Martinez
In Favor: Billa Burke, Lindhorst, Hartman, Limon, Chao, Martinez, Sherrill
Recusal: Briones
Opposed: None
Motion Passes.

13. **070119 Bella Vista Unit 3, Section 6**
(On the east side of Bella Vista Place, north of Potranco Road)

Donna Camacho, Planner, introduced item and recommended approval of a one year time extension

Motion: Commissioner Martinez to follow staff's recommendation of approval of a one year time extension
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

15. TPV11-002 Bexar County Comal Street Parking Garage
(127 North Comal Street)

Larry Odis, Planner, introduced item and recommended approval.

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

LAND TRANSACTIONS:

16. S.P. No. 1510 San Antonio Water System (SAWS) request to declare as surplus and sell 85.516 acres located at 8400 Old Pearsall Road, commonly known as the "Catfish Farm". (Capital Improvements Management Services, by Mary Flors)

Mary Flors, Capital Improvements Management Services, presented item and recommended approval.

Motion: Commissioner Limon to follow staff recommendation of approval.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

17. S.P. No. 1512 Request to close, vacate, abandon and realign an improved portion of Theo Avenue. (Capital Improvements Management Services, by Jesse Quesada)

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

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

18. **S.P. No. 1534** Guenther Development is requesting the release of the 30' easement on Mill Race Road that was conditioned in 2005. (Capital Improvements Management Services, by Mary Flors)

Mary Flors, Capital Improvements Management Services, presented item and recommended approval.

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

19. Request to acquire, through acceptance of donation, two properties totaling approximately 2.463 acres from Chandoha, Ltd. for the realignment of E. Theo Avenue near Concepcion Park in Council District 3. (Parks and Recreation Department, by Phillip Covington)

Phillip Covington, Parks and Recreation Department, presented item and recommended approval.

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

COMMISSION MASTER PLAN:

20. **PA11002** - Public hearing and consideration of a resolution amending the land use plan contained in the Lavaca Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2701 acres located at 126 Lavaca from Public Institutional and Low Density Residential land use to Mixed Use land use. (Planning and Community Development Department, by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended approval of the request to amend from Public/Institutional and low-density residential land use to mixed land use.

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

21. **PA11004** - 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 0.5008 acres located at

363 W Mayfield from Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department, by John Osten)

John Osten, Planning and Community Development Department, presented item and recommended denial of the request to amend from low density residential land use to Neighborhood Commercial land use.

Rebecca Baker, applicant, stated they are requesting this plan amendment because they want to use the old house to for office space and do not plan to use it for the cars. This would allow them to get rid of the trailer they are using for their office for their car auto sales. They intend to keep the entrance where it currently exists and not on this property. They lived in it for a while but the inside is very deteriorated that they build a brand new home next door. They currently keep the yard clean and do not have any problems from their neighbors which are in support of their request.

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

OTHER ITEMS:

- 22.** Approval of the minutes for the November 24, 2010 Planning Commission Meeting.

Motion: Commissioner Billa Burke to approve the November 24, 2010 Planning Commission minutes as presented.
Second: Commissioner Limon
In Favor: Billa Burke, Limon, Hartman, Chao, Lindhorst, Martinez, Sherrill
Abstained: Briones
Opposed: None
Motion Passes

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

Christopher Looney, Interim Assistant Director, stated the infrastructure and growth committee of City Council is meeting next Tuesday and they are going to be considering the applicants for the available slot on Planning Commission.

- 24.** 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.

25. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:10 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary