

SAN ANTONIO PLANNING COMMISSION MINUTES



February 25, 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



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, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on the MPO's public meetings on growth scenarios (Isidro Martinez, Director)

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

3. Roll Call – Present: Martinez, Lindhorst, Chao, Billa-Burke, Rodriguez, Friesenhahn, Hartmant, Garcia

Absent: Limon

4. Citizens to be heard.

Item#20:

Rollette Schreckenghost, San Antonio Conservation Society, spoke in favor.

Item #21:

Rollette Schreckenghost, San Antonio Conservation Society, spoke in favor.

Dean Perry, General Partner of PFE Property, spoke in favor.

* Project is located in the Camp Bullis Notification Area.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. **080329** **FIL-AM SDA Church 2**
(At the northeast corner of Kitchner Road and Rochelle Road)

- B. **080575** **Autism Treatment Center San Antonio**
(At the northwest corner of Fox Knoll and Nacogdoches Road)

Chair Garcia opened the public hearing.

080329:
Guadalupe Ynclan, spoke in favor.

John Ortiz, spoke in opposition.

Chair Garcia 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, 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 ITEMS 6-7 HELD ABOVE:

- 6. ~~080329~~ ~~FIL-AM SDA Church 2 – Pulled~~
(At the northeast corner of Kitchner Road and Rochelle Road)

- 7. 080575 **Autism Treatment Center San Antonio**
(At the northwest corner of Fox Knoll and Nacogdoches Road)

PLATS:

- 8. 080089 **Potranco West High School**
(South of Wiseman Boulevard and east of Cottonwood Way)

- 9. 080271 ~~ASU Technology~~
(South of State Highway 151 and east of Pinn Road)

- 10. 080456 **Judson ISD Maintenance Building**
(The extension of Woodlake Center, east from Railway)

DEFERRALS:

- 11. 090049 **Village of Villa Ranch**
(On the south side of Pearsall Road, east of Edwards Road)
- 12. 090127 **American Dream Vacations**
(On the north side of IH 10, south of Dietz Elkhorn)

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

Commissioner Lindhorst requested item #6 be pulled for individual consideration.

Motion: Commissioner Billa Burke to approve the items on the Consent Agendas as presented minus Item #6.

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

Motion Passes.

- 6. 080329 **FIL-AM SDA Church 2**
(At the northeast corner of Kitchner Road and Rochelle Road)

Staff introduced the item and recommended approval.

Tony Recine, engineer, addressed the drainage issues on this project.

Bob Browning, Chief Stormwater Engineer, stated they have reviewed the improvements plans and the detention ponds.

Motion: Commissioner Martinez to follow staff's recommendation of approval.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

- 13. **SP 1402** Request to close, vacate and abandon an improved portion of Mockingbird Lane adjacent to New City Blocks 11625 and 11630 (Capital Improvement Management Services, by George Rodriguez, Assistant Director)

George Rodriguez, Capital Improvements Management Services, Assistant Director, presented item.

Bill Kaufman, applicant, stated they are requesting closure of Mockingbird Lane. The purpose of this street closure is to control traffic issues. He stated Mockingbird Lane and Great View are currently being used as a short cut. The traffic on Callaghan tends to travel down Mockingbird in order to avoid the traffic light.

Ted Trakas, spoke in opposition.

Sue Wisnoski spoke in opposition.

Tim Kirkland spoke in opposition.

Frank Martinez, spoke in opposition.

Motion: Commissioner Billa Burke to follow staff recommendation for approval.

Second: Commissioner Lindhorst

In Favor: Garcia, Friesenhahn, Rodriguez, Billa Burke, Chao, Lindhorst, Martinez

Opposed: Hartman

Motion Passes

COMPREHENSIVE MASTER PLANS:

Commissioner Rodriguez recused herself and left the boardroom at 3:27 p.m.

21. U 09005 - Public hearing and consideration of a resolution to recommend an amendment to update the Downtown Neighborhood Plan by changing the land use plan map and text to include the boundaries and description for the River North District and add the River North District Master Plan, approximately a 377-acre area bounded by IH 35 on the North and West, IH 37 on the East, Main and Navarro on the Southwest; and Pecan, Broadway, Travis and Houston on the South, as a chapter to supplement the Neighborhood Plans Section. (Planning and Development Services Department by Andrea Gilles, Senior Management Analyst; Nina Nixon-Mendez, Planning Manager)

Andrea Gilles, Planning & Development Services Department, introduced item and recommended approval.

Rollette Schreckenghost, spoke in favor.

Ed Markwardt spoke in favor but opposed to a small portion.

Dean Perry, spoke in favor.

Ben Brewer, spoke in favor.

Harper Huddleston, spoke in favor.

Bill Burkholder, spoke in favor.

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

Commissioner Rodriguez returned to the boardroom at 3:58 p.m.

Commissioners took a 5-minute recess at 3:30 p.m.

Commissioners returned to the boardroom at 3:35 p.m.

15. 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-acre 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)

Applicant has requested a continuance until March 25, 2008.

Motion: Commissioner Billa Burke to continue until March 25, 2008 as per the applicant's request.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

18. 09010 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Greater Dellview Area Community Plan, a component of the Master Plan of the City, by changing the use of approximately 3.9750-acres located at 1503 Allena Drive from Parks/Open Space land use to Community Commercial land use. (Planning and Development Services Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Applicant has requested a continuance until March 25, 2008.

Motion: Commissioner Martinez to continue until March 25, 2008 as per the applicant's request.
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None
Motion Passes

14. 09001 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 25.375-acres located southwest of the intersection of Fischer Road and IH-35 from Rural Living land use to Agriculture-Light Industry land use. (CSMA Area 1) (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager)

Tyler Sorrells, Planning and Development Services, introduced item and recommended approval.

Salah Diab, representative, stated their intent is to amend the Land Use Plan designation from Rural Living to Agriculture and Light Industry. He stated they are proposing a Truck-Stop Facility.

Motion: Commissioner Martinez to deny the applicant's request and find the amendment inconsistent.
Second: Commissioner Lindhorst
In Favor: Hartman, Rodriguez, Chao, Lindhorst, Martinez
Opposed: Garcia, Friesenhahn, Billa Burke
Motion Passes

16. 09005 - Public hearing and consideration of a resolution amending the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 8.76-acres located at the intersection of Eckhert Road and Bandera Road from Community Commercial to Regional Commercial land use. (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager)

Tyler Sorrells, Planning and Development Services, introduced item and recommended approval.

Lucy Peveto, representative, stated they are requesting to amend the Land Use Plan designation from Community Commercial to Regional Commercial. She stated they are proposing business warehouse on the subject property.

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

17. 09008 - Public hearing and consideration of a resolution amending the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3099-acre located at 2011 Probandt Street from Low Density Residential to Mixed Use land use. (Planning and Development Services Department by Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Rebecca Paskos, Planning & Development Services, introduced item and recommended approval.

Joan Coy, spoke in opposition.

Yolanda Rodriguez, applicant, stated she is requesting this plan amendment to allow to operate a beauty salon on the subject property.

Jim Hager, spoke in opposition.

1st Motion

Motion: Commissioner Hartman to follow staff recommendation of finding amendment consistent with the plan
Second: Commissioner Chao
In Favor: Hartman, Friesenhahn, Rodriguez, Chao
Opposed: Garcia, Billa Burke, Lindhorst, Martinez
Motion Fails

2nd Motion

Motion: Commissioner Martinez to deny the applicant's request and find the amendment inconsistent.
Second: Commissioner Lindhorst
In Favor: Garcia, Friesenhahn, Martinez, Lindhorst
Opposed: Billa Burke, Rodriguez, Hartman, Chao
Motion Fails

3rd Motion

Motion: Commissioner Billa Burke to continue until March 25, 2008.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Chao left at 5:09 pm.

19. 09011- 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 1.43-acres located at 644 Avondale Avenue from Low Density Residential to Regional Commercial land use. (Planning and Development Services Department by Loretta N. Olson, Senior Planner; Nina Nixon-Mendez, Planning Manager)

Loretta Olson, Planning and Development Services, presented item and recommended approval.

Pat Burch, representative, stated they are requesting this plan amendment to allow for a hotel.

Reba Malone, representing Highland Alliance Group, spoke in favor.

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

20. Public hearing and consideration of a resolution recommending the Stinson Airport Vicinity Land Use Plan, a 10.2 square mile area bound by SW Military Dr. and SE Military Dr. on the north, IH 37 on the east, Loop 410 on the south, and Pleasanton, Gladnell and Loleta on the west, to City Council to become a component of the City's Comprehensive Master Plan. (Planning and Development Services Department by Nina Nixon-Mendez, Planning Manager)

Nina Nixon-Mendez, Planning & Development Services, introduced item and recommended approval.

Gregory Smith spoke in favor.

Jennifer Hoga spoke in favor.

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

OTHER ITEMS:

22. Approval of the minutes for the February 11, 2009 Planning Commission meeting.

Motion: Commissioner Hartman to approve the minutes of February 11, 2009.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

23. Director's report

- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o Edwards Aquifer
- o Professional Development Opportunity – conferences and workshops
- o River North Neighborhood Plan
- o Steering Committee on Historic Preservation
- o Technical Advisory Committee
- o Unified Development Code

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 5:41 pm.

APPROVED



Cecilia Garcia, Chair

ATTEST:



Executive Secretary