

SAN ANTONIO PLANNING COMMISSION MINUTES



January 12, 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 ITEM:

A. Work session, 1:15 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, A. Rodriguez, Limon, Billa Burke, Briones, Briones,
Martinez, Sherrill, R. Rodriguez

Absent: Lindhorst

4. Citizens to be heard - None

6. Recognize Dr. Sherry Chao-Hrenek for her service on the City of San Antonio's Planning Commission

5. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

Motion: Commissioner Martinez nominates Commissioner Amy Hartman for Chair, Commissioner Jose Limon for Vice-Chair, and Commissioner Andy Rodriguez for Chair Pro-Tem.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes.

* Project is located in the Camp Bullis Notification Area.

Chair opened the public hearing

7. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 100084 **Monticello Ranch, Unit 5B**
(South of the intersection of Ville Serene and Capri)
- B. 100218 **The Reserve at Sonoma Verde, Enclave***
(At the intersection of Plum Valley Drive and Granite Hill Drive)
- C. ~~100222~~ ~~**Laura Heights, Unit 7, PUD – Pulled**~~
(~~The extension of Mill Path from Agnew Ridge~~)

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 8 & 9 HELD ABOVE:

- 8. 100084 **Monticello Ranch, Unit 5B**
(South of the intersection of Ville Serene and Capri)
- 9. ~~100222~~ ~~**Laura Heights, Unit 7, PUD – Pulled**~~
(~~The extension of Mill Path from Agnew Ridge~~)

PLATS:

- 10. 090118 **San Ramon, Unit 2**
(North of the intersection of Brookview Drive and Craigmont Lane)
- 11. 090119 **Talley Road Church**
(Northwest of the intersection of Talley Road and Galm Road)
- 12. 090372 **SWISD FM 2536 Elementary**
(Northwest of the intersection of Old Pearsall Road and S.W. Loop 410)
- 13. 100104 **Knights Cross Elementary School***
(The extension of Hardy Oak Boulevard, south of Knights Cross Drive)

- 14. **100131** **Estonia, Unit 4**
 (The extension of Valga Hill from Estonia Gate)

- 15. **100200** **KB Culebra, Unit 3C, PUD**
 (At the southeast corner of Culebra Road and Daniel Krug)

- 16. **100269** **Stapleton Farms**
 (On the southwest side of Bandera Road, northwest of Tezel Road)

- 17. **100273** **Hidden Meadow Shell, Unit 3**
 (On the north side of Culebra Road, east of Les Harrison Drive)

DEFERRAL:

- 18. **110029** **Bay Valley Foods**
 (On the south side of Old Highway 90 West, east of Herbert)

Chair Hartman asked for a motion to approve items on the Consent Agenda as minus Items #7C and #9 for purpose of recusal.

Motion: Commissioner Martinez to approve the items on the Consent Agenda minus Items #7C and #9.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

Commissioner Briones has left the boardroom.

- 9. **100222** **Laura Heights, Unit 7, PUD**
 (The extension of Mill Path from Agnew Ridge)

Robert Lombrano, Planner, introduced item and recommended approval.

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

Commissioner Briones has entered the boardroom.

PLAT:

19. **100218** **The Reserve at Sonoma Verde Enclave*** (variance)
 (At the intersection of Plum Valley Drive and Granite Hill Drive)

Luz Gonzales, 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.

VARIANCES and APPEALS:

20. **070327** **Lindsay Ranch, Unit 1A** (site improvements)
 (West of North Foster Road, north of FM 1346)

Donna Camacho, Planner, introduced item and recommended approval.

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

21. **070418** **Lindsay Ranch, Unit 1B** (site improvements)
 (West of North Foster Road, north of FM 1346)

Donna Camacho, Planner, introduced item and recommended approval.

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

LAND TRANSACTIONS:

22. **S.P. No. 1185a** Request to close, vacate and abandon an unimproved 16 foot-wide alley Public Right of Way located between 12th and Roy Smith Streets adjacent to NCB 466. (Capital Improvements Management Services, by Martha Almeria)

Martha Almeria, Capital Improvements Management Services, presented item and recommended approval.

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

- 23. S.P. No. 1401** SAWS request for 0.211 acre Joint Use Agreement. (Capital Improvements Management Services, by Mary L. Fors)

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

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

- 24. S.P. No. 1491** Request to close, vacate and abandon an unimproved 15 foot-wide alley Public Right of Way located between Addax and Mink Streets adjacent to NCB 10184. (Capital Improvements Management Services, by Martha Almeria)

Mary Fors, 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.

- 25. S.P. No. 1492** SAWS request to declare as surplus and sell seven tracts of real property: Basse Road Pump Station, Rainbow Hills Well Sites 1 & 2, San Fernando #1 Tank Site, Zoeller Tank Site, Bandera Road Pump Station and San Geronimo Air Park. (Capital Improvements Management Services, by Mary L. Fors)

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

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

- 26. S.P. No. 1526** Request for a sanitary sewer easement to use 2,875 square feet of City owned property. (Capital Improvements Management Services, by Jesse Quesda)

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

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

- 27. S.P. No. 1528** SAWS request for a Joint Use Agreement to use 0.336 acre of City-owned land off of Culebra, in between Callaghan and El Centro. (Capital Improvements Management Services, by Mary L. Fors)

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

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

COMPREHENSIVE MASTER PLANS:

- 28. PA11003** - Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 East Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 1.05 acres located at 7388 IH-10, 7390 IH-10, and 7392 IH-10 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.

Andrew Guerrero, representative, stated the purpose of this request to allow the reopening of an auto sales lot that was on this lot for sometime and closed for two years. He also stated the surrounding uses that are mentioned by staff are uses that are required by "I-1" zoning or similar zoning of C-3 zoning. He further stated a conditional use or specific use requires a site plan and you are required to abide by that site plan in the future. If any increase of the building is ever planned the owner would be not be able to because of the site plan submitted with the conditional use or specific use.

Motion: Commissioner Martinez to follow staff recommendation of denial.
Second: Commissioner Sherrill
In Favor: Martinez, Sherrill, Hartman, Limon, A. Rodriguez, R. Rodriguez,
Opposed: Briones and Billa Burke
Motion Passes.

- ~~29. **PA11008** — Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.111 acres located at the southwest corner of IH-10 and UTSA Boulevard from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos) — **Withdrawn as per applicant request**~~

OTHER ITEMS:

30. Consideration of changes to the Technical Advisory Committee Establishment and Governance. (Development Services Department, by Rick Carrizales)

Motion: Commissioner Sherrill to follow staff recommendation of changes to the Technical Advisory Committee Establishment and Governance.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes.

31. Approval of the minutes for the December 22, 2010 Planning Commission meeting.

Motion: Commissioner Billa Burke to approve the November 24, 2010 Planning Commission minutes as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

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

Elizabeth Carol, Senior Management Analyst, updated the Planning Commission members that the 2010 master Plan framework will go before City Council in April 2011 and reminded them that the City of San Antonio will be sending financial disclosure forms for all the board members to complete.

33. 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

34. ADJOURNMENT

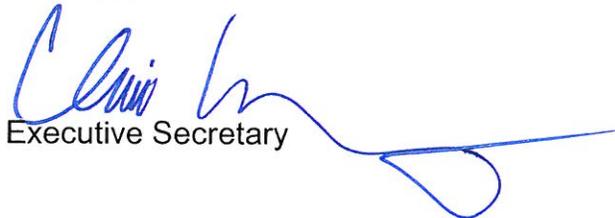
There being no further business, the meeting was adjourned at 3:15 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary