

SAN ANTONIO PLANNING COMMISSION MINUTES



January 06, 2012



Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst Lynda Billa Burke
Marcello Diego Martinez Jody R. Sherrill
Rob Rodriguez



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Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
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. A. Rodriguez, Billa Burke, R. Rodriguez, Linhorst, Martinez
Absent: None

4. Citizens to be heard

Mr. Chael Casseb, representing Marymont Homeowners Assoc., spoke in opposition of Item #5B.

Mr. Javier Cerna, 9225 Marymont Park, spoke on Item #5B. Mr. Cerna expressed concerns regarding drainage problems in the area.

Chair opened the public hearing.

5. PUBLIC HEARING

REPLATS W/ WRITTEN NOTIFICATION:

* Project is located in the Camp Bullis Notification Area.

- A. 110197 **Alamo Ranch – Unit 20**
(Southeast corner of Culebra Road (FM 471) and Roft Road)

- B. 110311 **Marymont Lot 32**
(South of the Intersection of Marymont Park and Twisted Oaks)

- C. 110313 **Sablechase, Unit -2B (Enclave)***
(North of Sable Run, on the west side of Mystic Chase)

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 6-8 HELD ABOVE:

- 6. ~~110197~~ ~~**Alamo Ranch – Unit 20 – Pulled**~~
~~(Southeast corner of Culebra Road (FM 471) and Roft Road)~~

- 7. ~~110311~~ ~~**Marymont Lot 32 – Pulled**~~
~~(South of the Intersection of Marymont Park and Twisted Oaks)~~

- 8. ~~110313~~ ~~**Sablechase, Unit -2B (Enclave)* – Pulled**~~
~~(North of Sable Run, on the west side of Mystic Chase)~~

PLAT:

- 9. 110111 **Cresta Bella Unit 1 Entry***
(West of Camp Bullis Road, on the south side of Cresta Bella)

TIME EXTENSIONS:

- 10. 080349 **Preserve at Medina River, Unit - 2A**
(West of State Highway 16, south of Watson Road)

- 11. 080351 **Preserve at Medina River, Unit - 2B**
(West of State Highway 16, south of Watson Road)

12. **080352** **Preserve at Medina River, Unit - 1**
(West of State Highway 16, south of Watson Road)
13. **080354** **Preserve at Medina River, Unit -3B**
(West of State Highway 16, south of Watson Road)
14. **080355** **Preserve at Medina River, Unit - 4**
(West of State Highway 16, south of Watson Road)
15. **080356** **Preserve at Medina River, Unit - 3A**
(West of State Highway 16, south of Watson Road)

Chair Hartman asked for a motion to approve the Consent Agenda minus Items #6 and Item #8 for purpose of recusal and Item #7 for citizen comments.

Motion: Commissioner Martinez to approve the Consent Agenda minus Items #6 and Item #8 for purpose of recusal and Item #7 for citizen comments.
Second: Commission A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

7. **110313** **Sablechase, Unit -2B (Enclave)***
(North of Sable Run, on the west side of Mystic Chase)

Rick Carrizales, Planner, introduced the item and recommended approval.

Motion: Commissioner Billa Burke to approve.
Second: Commission Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Lindhorst departed from the Board Room for purpose of recusal.

6. **110197** **Alamo Ranch – Unit 20**
(Southeast corner of Culebra Road (FM 471) and Roft Road)

Motion: Commissioner A. Rodriguez to approve.
Second: Commission Billa Burke
In Favor: Unanimous
Opposed: None
Recusal: Commissioner Lindhorst
Motion Passes

8. 110311 Marymont Lot 32 10
(South of the Intersection of Marymont Park and Twisted Oaks)

Rick Carrizales, Planner, introduced item and recommended approval.

Motion: Commissioner Sherrill to approve
Second: Commission Billa Burke
In Favor: Unanimous
Opposed: None
Recusal: Commissioner Lindhorst
Motion Passes

Commissioner Lindhorst returned to the Board Room.

VARIANCES and APPEAL:

16. 11-IV-003 15890 FM 1937 (Certificate of Determination appeal)
On the east side of FM 1937, south of Blue Wing Road)

Rick Carrizales, Planner, introduced the item and recommended disapproval.

Mr. Vicente Martinez, applicant, applicant, asked for the commission's approval on his request.

Mr. James Janavaras, citizen, spoke in favor of the applicant's request.

Motion: Commissioner R. Rodriguez to approve applicant's request for a Certificate of Determination.
Second: Commissioner Billa Burke
In Favor: Limon, A. Rodriguez, R. Rodriguez, Billa, Burke, Lindhorst, Martinez
Opposed: Sherrill, Hartman
Motion passes

COMPREHENSIVE MASTER PLANS:

Commissioner A. Rodriguez departed from the Board Room

17. Public hearing and consideration of a resolution to recommend to City Council an update to the HemisFair Park Area Master Plan chapter of the Downtown Neighborhood Plan, a component of the City's Master Plan, for the area generally bound by South Alamo Street to the west; Market Street to the north; US Hwy 281 to the east; and Caesar Chavez Boulevard to the south. (Center City Development Office by Lori Houston)

Mr. Andres Andujar, Center City Development Office, gave a brief overview of the proposed update to the HemisFair Park Area Master Plan chapter of the Downtown Neighborhood Plan.

Ms. Joan Gather, San Antonio Conservation Society, spoke in favor.

Motion: Commissioner Martinez for approval.
Second: Commissioner Billa Burke
In Favor: Martinez, Billa Burke, R. Rodriguez, Limon, Lindhorst, Martinez, Sherrill, Hartman
Opposed: None
Recusal: Commissioner A. Rodriguez
Motion passes.

Commissioner A. Rodriguez returned to the Board Room.

18. **PA12005** - Public hearing and consideration of a resolution amending the land use plan contained in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2662 acres located at 2111 N. Pan Am Expressway from Medium Density Residential land use to Mixed Use land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, Planner, introduced item and recommended denial of the request to amend from Medium Density Residential land use to Mixed Use land use.

Ed Markwardt and John Yoggerst, applicants, gave a brief overview of the proposed development of the property. They further stated that single family residential development would not be feasible and would like to be able to have a mixed use development on the property.

Raymundo Rivera, citizen, spoke in opposition.

Marie Stout, citizen, spoke in opposition.

Mary M. Gonzalez, citizen, spoke in opposition.

Stephen Maxurek, citizen, spoke in opposition.

Stella Ashley, citizen, spoke in opposition.

JoAnn Murillo, citizen, spoke in opposition.

Rose Hill, citizen, spoke in opposition.

Jack Finger, citizen, spoke in opposition.

Alma Cross, citizen, spoke in opposition.

Gil Murillo, citizen, spoke in opposition.

Marlene Hawkins, citizen, spoke in favor.

Alane Rivera, citizen, spoke in opposition.

Motion: Commissioner Martinez to follow staff's recommendation for denial.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion passes.

19. **PA12009** - (Item Continued from December 14, 2011 meeting) - 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 3.83 acres located at 4330 Vance Jackson Street from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planner, Planning and Community Development Department, introduced the item and recommended denial of the request to amend from Suburban Tier land use to Regional Center land use.

Ryan Sweeney, representative, gave a brief overview of the proposed amendment to expand the existing facility.

Motion: Commissioner Billa Burke to recommend approval of the request to amend from Suburban Tier land use to Regional Center land use.
Second: Commissioner Limon
In Favor: Limon, R. Rodriguez, Billa Burke, Lindhorst, Martinez, Sherrill
Opposed: A. Rodriguez, Hartman
Motion passes.

20. **PA12011** - Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.752 acres located northeast of the intersection of Town Center Drive and Highway 151 Frontage Road from General Urban Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)

Rebecca Paskos, Planning and Community Development Department, Planner, introduced the item and recommended denial of the request to amend from General Urban Tier land use to Regional Center land use.

James Griffin, representative, gave a brief overview of the proposed amendment to allow for a helipad for the hospital.

Motion: Commissioner R. Rodriguez to recommend approval of the request to amend from General Urban Tier land use to Regional Center land use.
Second: Commissioner Martinez
In Favor: Limon, R. Rodriguez, Billa Burke, Lindhorst, Martinez, Sherrill, A. Rodriguez
Opposed: Hartman
Motion passes.

OTHER ITEMS:

21. Approval of the minutes for the December 14, 2011 Planning Commission meeting
- Motion: Commissioner Billa Burke to approve the December 14, 2011 Planning Commission minutes as presented.
Second: Commission Limon
In Favor: Unanimous
Opposed: None
Motion Passes
22. Director's report - City Council Action Update (Planning Commission Items sent to Council)
23. 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.
24. **ADJOURNMENT**

There being no further business the meeting was adjourned at 4:30 p.m.

APPROVED:



Amelia E. Hartman

ATTEST:



Executive Secretary