

SAN ANTONIO PLANNING COMMISSION MINUTES



July 13, 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 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 ITEMS:

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

- Agenda items may be discussed (Development Services Department)
- Briefing on the Midtown Brackenridge Plan and possible updates to the Tobin Hill, Government Hill, Westfort Alliance, Mahncke Park and River Road Neighborhood Plans. (Department of Planning and Community Development by; Andrea Gilles)

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

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, Billa Burke, Briones, R. Rodriguez, Sherrill, Martinez
Absent: Lindhorst

4. Citizens to be heard.

Charlotte Kahl, citizen, spoke in favor of Item #19.

Leticia Vela, citizen, spoke in opposition of Item #14.

Angelina Fuentes, citizen, spoke in opposition of Item #21.

Mary Bergman, citizen, stated she is not opposed to Item #14 provided the property is zoned for the stated purpose.

* Project is located in the Camp Bullis Notification Area.

Chair opened the public hearing.

5. PUBLIC HEARINGS

REPLAT :

- A. **110080 Sideoats Industrial Park**
(On the east side of North East Loop 410, south of Winnco Drive)

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 HELD ABOVE:

6. **110080 Sideoats Industrial Park**
(On the east side of North East Loop 410, south of Winnco Drive)

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

Motion: Commissioner Billa Burke to approve the items on the Consent Agenda.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

PLATS:

7. **110180 River Rock Ranch P.U.D. Unit 2C, Phase 1***
(Pending Completeness)
(West of the intersection of River Trace and Enchanted Dawn)

* Project is located in the Camp Bullis Notification Area.

Rick Carrizales, Planner, introduced item and recommended approval.

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

VARIANCES and APPEALS:

Commissioner Briones departed from the board room for purpose of recusal.

8. **060626** **Hunter's Pond Phase 6A, T.I.F.** (time extension)
(South of the intersection of Dry Moss Pass and Hunters Pond Drive)

Rick Carrizales, Planner, introduced item and recommended approval.

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

Commissioner Briones returned to the board room.

9. **060771** **Highland Farms III Unit 9** (time extension)
(West of the intersection of Braden Gate and Acacia Hill)

Donna Camacho, Planner, introduced item and recommended approval.

Motion: Commissioner Martinez to follow staff's recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

10. **070483** **Cactus Bluff/Sitterle Sub** (variance)
(On the north side of Evans Road, west of U.S. Highway 281)

Larry Odis, Planner, introduced item and recommended no objection to the request.

* Project is located in the Camp Bullis Notification Area.

Motion: Commissioner Sherrill finds that granting of the variance to submit the time extension application does meet the intent of section 35-430(f) and 35-432(h)(3) of the UDC regarding scope of approval thus allowing the consideration of the time extension for two years as a subsequent item on this agenda.

Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

11. **070483 Cactus Bluff/Sitterle Sub** (time extension pending)
(On the north side of Evans Road, west of U.S. Highway 281)

Larry Odis, Planner, introduced item and recommended approval

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

12. **070521 Marbach Hills Unit 1** (variance)
(South of Marbach Road, east of Marbach Oaks)

Luz Gonzales, Planner, introduced item and recommended no objection to the granting of the variance.

Motion: Commissioner Sherrill finds that granting of the variance to submit the time extension does meet the intent of section 35-430(f) and 35-432(h)(3) of the UDC regarding scope of approval thus allowing the consideration of the time extension for two years as a subsequent item on the agenda.

Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

13. **070521 Marbach Hills Unit 1** (time extension pending)
(South of Marbach Road, east of Marbach Oaks)

Luz Gonzales, Planner, introduced item and recommended approval

Motion: Commissioner Martinez to follow staff's recommendation of approval.
Second: Commissioner Sherrill
In Favor: Unanimous

Opposed: None
Motion Passes.

LAND TRANSACTIONS:

14. **S.P. 1488** Request to declare as surplus to the needs of the City of San Antonio and sell a 0.543 acre tract out of Lot 42, Block 1, NCB 2444 located at 1310 Guadalupe Street (Capital Improvements Management Services by Martha Almeria)

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

Oscar Ramirez, citizen, spoke in favor.

Susana Segura, citizen, spoke in favor.

Abigail Antuna, citizen, spoke in favor.

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

15. **S.P. 1553** Request to close a portion of Monterey Street (Capital Improvement Management Services by Mary Fors)

Mary L Fors, Capital Improvements Management Services, presented item and recommended approval to close, vacate, and abandon a 0.426 acre portion of Monterrey St. between South Comal Street and South Salado Street.

Motion: Commissioner Martinez to follow staff recommendation of approval to close, vacate, and abandon a 0.426 acre portion of Monterrey St. between South Comal Street and South Salado Street.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

COMPREHENSIVE MASTER PLANS:

16. Public hearing and consideration of a resolution recommending the approval on the release of approximately 2,716 acres (4.12 square miles) from the Extraterritorial Jurisdiction of the City of San Antonio generally located along the intersection of I-35

* Project is located in the Camp Bullis Notification Area.

South and SW Loop 1604, south of the Medina River. (Department of Planning and Community Development by; Priscilla Rosales-Piña)

Priscilla Rosales-Piña, Department of Planning and Community Development, presented item and recommended approval of the release of approximately 2,717 acres of Extraterritorial Jurisdiction.

Motion: Commissioner R. Rodriguez to follow staff recommendation of approval of the release of approximately 2,717 acres of Extraterritorial Jurisdiction.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

17. **PA11017-B** - Public hearing and consideration of a resolution amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 16.30 acres located at 9425 South Presa Street from Mixed Use 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 approval of the request to amend from Mixed Use land use to Regional Commercial land use.

Motion: Commissioner Martinez to follow staff recommendation of approval of the request to amend from Mixed Use land use to Regional Commercial land use.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

18. **PA11038** - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2961 acres located at 511 Shadwell Drive from Low Density Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Robert C. Acosta)

Robert C Acosta, Planning and Community Development Department, presented item and recommended denial of the request to amend from Low Density Residential land use to Medium Density Residential land use.

Andrew Guerrero, representative, stated the request is for a retirement home to house thirteen hermanas. An additional thirteen rooms will be added to the existing separate

facility to the north that is zoned "R-5" that has been three for over twenty years. He also stated they would like to have one centralized location to house all the hermanas. They are currently housed at three separate locations. He further stated the nuns will have a domestic bond which functions a single family.

Aurora Garza Kaiser, citizen, spoke in favor.

Motion: Commissioner Billa Burke to recommend approval of the request to amend from Low Density Residential land use to Medium Density Residential land use.

Second: Commissioner Martinez

In Favor: Billa Burke, Martinez, A. Rodriguez, Limon, R. Rodriguez, Briones, Sherrill

Opposed: Hartman

Motion Passes.

- 19. PA110039** - 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 2.68 acres located at 16088 San Pedro Avenue from Suburban Tier land use to Regional Center 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 Suburban Tier land use to Regional Center land use.

James Griffin, representative, stated this would be a clinic like the Texas Medclinic and would be teamed with the Baptist Health System. He also stated this use is classified as a hospital but they are a clinic. The difference between a hospital and clinic is the clinic does have an overnight stay. They will have four beds in the event someone does have to stay until they are stable to leave or transported to a hospital by ambulance. He further stated a clinic or hospital is allowed but because they are over the aquifer they are required to have a specific use permit which requires an amendment to the sector plan.

Marie Luther, citizen, spoke in opposition.

Sandra Manning, citizen, spoke in opposition.

Motion: Commissioner Briones to recommend approval of the request to amend from Suburban Tier land use to Regional Center land use.

Second: Commissioner Billa Burke

In Favor: Briones, Billa Burke, A. Rodriguez, Limon, Sherrill

Opposed: Hartman, R. Rodriguez, Martinez

Motion Passes.

20. **PA11040** - Public hearing and consideration of a resolution amending the land use plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2686 acres located at 323 S. Frio from Public Institutional land use to Community Commercial land use. (Planning and Community Development Department by Gary Edenburn)

Gary Edenburn, Planning and Community Development Department, presented item and recommended denial of the request to amend from Government/Educational land use to Community Commercial land use. Staff supports alternate recommendation from Government/Educational land use to Mixed Use land use.

Jerry Arredondo, applicant, stated he is amending the application to reflect what the staff is recommending and staff stated the mixed land use would include the "C-2" S. He also stated the business would be along the same judicial system and the building would be restored to its original historic state.

Susana Segura, citizen, spoke in opposition.

Motion: Commissioner A. Rodriguez to approve the amendment of the land use plan contained in the Downtown Neighborhood Plan a component of the Master Plan of the city by changing the use from Government/Educational land use to Mixed Use land use for an area of approximately 0.2686 acres located at 323 S Frio St.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

21. **PA11041** - Public hearing and consideration of a resolution amending the land use plan contained in the Kelly/ South San PUEBLO Community Plan, a component of the Master Plan of the City, by changing the use of approximately 2.544 acres located at 911, 1000, and 1001 Harriman Place from Low Density Residential land use and Medium Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development Department, presented item and recommended approval of the request to amend from Low Density Residential and Medium Density Residential land use to Neighborhood Commercial land use.

Al Salazar, applicant, stated he is proposing to establish an adult daycare center and activity center. The current zoning requirement does not allow this use in turn he has to change the land use as well. This center would allow for about 75 to 80 senior citizens to be served at the center which would be brought to the center by transportation that would be provided by the center. He also stated when the state approves the center there will be

a requirement with the staffing which would allow about 15 staff members. He further stated the property allows 90 parking spots but the center would not need that many slots due to the fact that transportation would be provided to the senior citizens attending the center.

Ann Antu, citizen, spoke in opposition.

Jeset Alicia Jimenez, citizen, spoke in favor.

Angelina Fuentes, citizen, expressed her concerns about parking issues.

Motion: Commissioner R. Rodriguez to follow staff recommendation of approval of the request to amend from Low Density Residential and Medium Density Residential land use to Neighborhood Commercial land use.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

- 22. PA11042** - Public hearing and consideration of a resolution amending the land use plan contained in the Heritage South Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 217.8 acres located at 3970 Rabel Road from Civic Center and Rural Estate Tier land use to Agribusiness/RIMSE land use. (Planning and Community Development Department by Priscilla Rosales-Piña)

Priscilla Rosales-Piña, Planning and Community Development Department, presented item and recommended approval of the request to amend from Civic Center Tier and Rural Estate Tier land use to Agribusiness/RIMSE Tier land use.

Motion: Commissioner A. Rodriguez to follow staff recommendation of approval of the request to amend from Civic Center Tier land Rural Estate Tier land use to Agribusiness/RIMSE Tier land use.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

- 23.** Approval of the minutes for the June 22, 2011 Planning Commission meeting.

Motion: Commissioner Sherrill to approve the May 11, 2011 Planning Commission minutes as presented.
Second: Commissioner Billa Burke

* Project is located in the Camp Bullis Notification Area.

In Favor: Unanimous
Opposed: None
Motion Passes.

24. Director's report – City Council Action Update (Planning Commission Items sent to Council)
25. 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
26. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:10 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary