

SAN ANTONIO PLANNING COMMISSION MINUTES



July 27, 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)
- Distribution and discussion regarding 2011 Annual Improvement Project Report (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, Briones, R. Rodriguez, Sherrill
Absent: Lindhorst, Billa Burke, Martinez

4. Citizens to be heard

Chair opened the public hearing.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 110065 **Candlewood Unit 3B**
(East of the extension of Candlecrest Court and Candlecrown Court)

* Project is located in the Camp Bullis Notification Area.

- B. 110136 **Borgfeld Commercial***
(South of Borgfeld Drive at Canyon Golf Road)
- C. 110223 **Northwood Terrace BSL**
(On the west side of Pike Road, south of Woodcrest Drive)
- D. ~~110252~~ ~~**Harlandale Acre Tracts No. 5 Replat – Pulled**~~
(~~On the east side of Commercial Avenue, north of Pyron Avenue~~)
- E. 110260 **El Dorado Unit 10 BSL**
(At the northwest corner of Linda Colonia Drive and Los Cerdos Drive)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- F. 11-001 **Aspen Heights Phase 2, PUD**
(South of West Hausman Road, east of De Zavala Road)

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 6-10 HELD ABOVE:

- 6. 110065 **Candlewood Unit 3B**
(East of the extension of Candlecrest Court and Candlecrown Court)
- 7. 110136 **Borgfeld Commercial***
(South of Borgfeld Drive at Canyon Golf Road)
- 8. 110223 **Northwood Terrace BSL**
(On the west side of Pike Road, south of Woodcrest Drive)
- 9. ~~110252~~ ~~**Harlandale Acre Tracts No. 5 Replat – Pulled**~~
(~~On the east side of Commercial Avenue, north of Pyron Avenue~~)

10. 110260 **El Dorado Unit 10 BSL**
(At the northwest corner of Linda Colonia Drive and Los Cerdos Drive)

PLATS:

11. 100229 **Hillcrest Unit 5A Phase 2**
(East of the intersection of Spurs Ranch and Cagnon Road)
12. 110035 **Alamo Ranch Unit 50A Phase 1**
(On the south side of La Villita Way and west of Massie Ranch)
13. 110095 **Alamo Ranch - Unit 19C**
(The extension of Huisache Cove, east of Palmetto Way)

Chair Hartman asked for a motion to approve the items on the Consent Agenda minus Item #5d & #9 for purpose of recusal.

Motion: Commissioner A. Rodriguez to approve the items on the Consent Agenda minus Item #5d & #9 for purpose of recusal.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

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

9. 110252 **Harlandale Acre Tracts No. 5 Replat**
(On the east side of Commercial Avenue, north of Pyron Avenue)

Motion: Commissioner A. Rodriguez to approve.
Second: Commissioner Sherrill
In Favor: A. Rodriguez, Sherrill, R. Rodriguez, Limon, Hartman
Recusal: Commissioner Briones
Opposed: None
Motion Passes

Commissioner Briones returned to the Board room.

PLAT:

14. 110163 **Culebra/1604 Northwest** (pending completeness)
(On the east side of FM 1604 and north of Culebra Road)

Donna Camacho, Planner, introduced item and recommended approval.

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

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

15. 11-001 **Aspen Heights Phase 2, PUD**
(South of West Hausman Road, east of De Zavala Road)

Donna Camacho, Planner, introduced item and recommended approval.

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

ALTERNATE PEDESTRIAN (APP) PLAN:

16. APP 11-001 **Aspen Heights Phase 2**
(South of West Hausman Road, east of De Zavala Road)

Donna Camacho, Planner, introduced item and recommended approval.

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

LAND TRANSACTIONS:

17. **S.P. No. 1539** Request to close, vacate and abandon a 0.027 acre portion of Macdona Street, NCB 8951 located in Council District 4, as requested by the City of San Antonio Public Works Department (Capital Improvements Management Services Department, by Mary L. Fors)

Mary L. Fors, Capital Improvements Management Services, presented the item and recommended approval to close, vacate, and abandon a 0.027 acre portion of Macdona Street, NCB 8951 located in Council District 4.

Robert Reyna, Project Manager, Public Works Dept., addressed questions raised by the Commission.

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

COMPREHENSIVE MASTER PLANS:

18. **PA11044** - 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 0.4566 acres located at 13107 Lookout Run from Suburban Tier land use to Specialized Center land use. (Planning and Community Development Department by Ashley Parsons)

Ashley Parsons, Planning and Community Development Department, presented the item and recommended denial of the request to amend from Suburban Tier land use to Specialized Center land use.

Patrick Christensen, representative, gave brief overview of the proposed use and addressed questions raised by the Commission.

Charlotte Kyle, citizen, spoke in opposition.

Motion: Commissioner Briones to approve the request to amend from Suburban Tier land use to Regional Center land use.
Second: Commissioner A. Rodriguez
In Favor: Briones, A. Rodriguez, R. Rodriguez, Sherrill, Hartman
Opposed: Commissioner Limon
Motion Passes.

19. **PA11045** - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 18.02 acres located at the northeast corner of Huebner Road and Northwest Military Highway from Neighborhood Commercial land use to Mixed Use land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented the item and recommended approval of the request to amend from Neighborhood Commercial land use to Mixed Use land use. He noted that the applicant has asked for a continuance.

Ashley Fairmont, representative, stated that they would like to ask for a continuance until August 24th.

Motion: Commissioner Sherrill for a continuance until the August 24, 2011 meeting.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

20. **PA11046** - 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 9.4 acres generally located 750 feet north of Culebra Road and Westwood Loop intersection on a parcel specifically described as NCB 17635, Block 17, Lot 24, from Suburban Tier land use to General Urban Tier land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Dept., presented the item and recommended approval of the request to amend from Suburban Tier land use to General Urban Tier land use.

Motion: Commissioner R. Rodriguez to approve the request to amend from Suburban Tier land use to General Urban Tier land use.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

21. Approval of the minutes for the July 13, 2011 Planning Commission meeting.

Motion: Commissioner A. Rodriguez to approve the July 13, 2011 Planning Commission minutes as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None
Motion Passes.

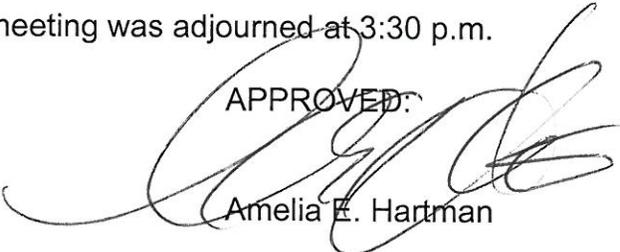
22. Director's report - City Council Action Update (Planning Commission Items sent to Council)

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 3:30 p.m.

APPROVED:


Amelia E. Hartman

ATTEST:

Executive Secretary

