

SAN ANTONIO PLANNING COMMISSION MINUTES



June 24, 2009



2:00 P.M.

Cecilia Garcia, *Chair*
Amelia Hartman, *Vice Chair*
Jose R. Limon, *Chair Pro Tem*
John Friesenhahn
Andrea Rodriguez
Lynda Billa Burke
Dr. Sherry Chao-Hrenek
Christopher M. Lindhorst
Marcello Diego Martinez



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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 ITEMS

- A. Work session, 1:30 P.M., Tobin Room
- Agenda items may be discussed (Planning and Development Services)

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

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

4. Citizens to be heard

5. PUBLIC HEARINGS

Chair Garcia opened the public hearing.

REPLATS W/ WRITTEN NOTIFICATION:

- A. 090112 **Villa Augusta Replat**
(At the southeast corner of Wallace Road and San Dario Avenue)

Chair Garcia closed the public hearing.

* Project is located in the Camp Bullis Notification Area.

INDIVIDUAL CONSIDERATION

8. **S.P. 1434**- Request to declare as surplus to the needs of the City of San Antonio property located at 243 Center Street in NCB 580. (Capital Improvements Management Services, by Martha Almeria)
9. **S.P. 1436** - Request to declare as surplus to the needs of the City of San Antonio five (5) properties located in St. Paul Square near the intersection of East Commerce Street and Hoefgen Avenue in NCB 679. (Capital Improvements Management Services, by Martha Almeria)

Chris Kurson – CIMS, On behalf of Martha Almeria he gave informational background to the board on item # 8 & 9 and answered questions from the board.

Barbara Young – Spoke in opposition of item # 8 & 9. If request is granted then would like a condition implemented in the deed as to placing historical markers in specific locations. She would also like to know where the proceeds will be distributed and if possible, if they can be distributed within the local community.

Marvenette Smith – Spoke in opposition of item # 8 & 9. Concerned that proper notification was not given to the community affected.

Nettie Hinton – Spoke in opposition of item # 8 & 9.

Bill Burman – President of NAACP, spoke in opposition of item # 9. Concerned on the distribution of proceeds and would like to voice that the proceeds remain in district 2.

Maria Greene – Spoke in opposition of item # 8 & 9.

Hector Cardenas – Representing the S. A. Conservation Society relayed to the board that his offices have no comment at this time.

Shannon Wasielewski – Historic Preservation Officer, Planning and Development Services Department, addressed questions concerning the canvassing of the area.

Item # 8

Motion: Commissioner Hartman recommended a continuance until July 8, 2009

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

Item # 9

Motion: Commissioner Martinez recommended a continuance until July 8, 2009
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

VARIANCE:

13. Public hearing and consideration of a resolution to recommend to City Council an update to the Land Use Plan and a supplement to the text of the Plan Elements section of the Five Points Neighborhood Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bounded by W. Laurel to the North, San Pedro Ave. to the East, IH 35 to the South, and the San Pedro Creek to the West. (Planning and Development Services, by Lauren Edlund)

Lauren Edlund – Planning and Development Services Department presented item.

Hector Cardenas – Representing the S.A. Conservation Society and spoke in favor.

Danny Hermosillo – Representing the Salvation Army and spoke in favor.

Motion: Commissioner Martinez to recommend approval.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

10. FPV 09-013 Dublin Apartments (Floodplain Variance)
(3935 Thousand Oaks, Building #15)

Bobby Perez – Spoke on behalf of the applicant to request for a continuance to view other alternatives due to a fire issue and floodplain concerns.

Motion: Commissioner Hartman recommended a continuance until July 8, 2009
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

11. Public Hearing and Action on release of approximately 3,486 acres (5.5 square miles) from the Extraterritorial Jurisdiction of the City of San Antonio as petitioned by the City of Schertz, generally located north of I-10 East; south of Lower Seguin Road; east of FM

1518; and west of the Bexar County Line (Cibolo Creek). (Planning and Development Services by Trish Wallace)

12. Public Hearing and Action on release of approximately 4,550 acres (7.1 square miles) from the Extraterritorial Jurisdiction of the City of San Antonio as petitioned by the City of Cibolo, generally located north of I-10 East; south of FM 78; and east of the Bexar County Line (Cibolo Creek). (Planning and Development Services by Trish Wallace)

Trish Wallace – Planning and Development Services Department presented item # 11 & 12.

Michael Dahle – President of Neighborhood Assoc., spoke in favor.

Milton Friesenhahn – Passed

Hal Baldwin – Mayor of Schertz, spoke in favor.

David Harris – Asst. City Manager of Schertz, spoke in favor.

Janetta Ellis – Sr. Planner for City of Cibolo, spoke on behalf of Bruce Pearson and in favor.

Motion: Commissioner Martinez to follow staffs recommendation for approval on item # 11 and 12.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

14. 09014 Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately .1791 acres described by legal description NCB 7330 BLK 24 LOT S 104.7 FT OF 35, 36, & 37 San Antonio, Bexar County, Texas from Low Density Residential land use to Medium Density Residential land use. (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

Don Feldpausch – Applicant requesting continuance until August 12, 2009.

Motion: Commissioner Martinez to accept applicant request for continuance until August 12, 2009.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

OTHER ITEMS:

15. Consideration and approval of a resolution to update the Technical Advisory Committee Establishment and Governance policy. (Planning and Development Services, by Elizabeth Carol)

Elizabeth Carol – Planning and Development Services Dept. presented item.

Motion: Commissioner Martinez recommended approval of the resolution with amendments.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

16. Approval of the minutes for the June 10, 2009 Planning Commission meeting

Motion: Commissioner Hartman to approve the minutes.
Second: Commissioner Rodriguez
In Favor: Five (5)
Opposed: None
Abstained: One (1)
Motion Passes

17. Director's report – No report.

18. 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

19. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:05 pm.

APPROVED



Cecilia Garcia, Chair

ATTEST:



Executive Secretary