

SAN ANTONIO PLANNING COMMISSION MINUTES



June 8, 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



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

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 (Development Services Department)
- Briefing on legislative changes (Development Services Department Andrew Spurgin)

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

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

4. Citizens to be heard

Chair opened the public hearing.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 100190 **Fox Grove Unit 11A**
(South of the intersection of Creek River and Cape Coral)
- B. 100304 **Villa Del Sol, Unit 10B**
(North of the intersection of Sundrop Bay and Verde Canyon)

REPLAT:

* Project is located in the Camp Bullis Notification Area.

- C. 110046 Westwinds Commercial, Unit – 3A2**
(On the south side of Culebra Road, west of Westwood Loop)

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. 100190 **Fox Grove Unit 11A**
(South of the intersection of Creek River and Cape Coral)
7. 100304 **Villa Del Sol, Unit 10B**
(North of the intersection of Sundrop Bay and Verde Canyon)
8. 110046 **Westwinds Commercial, Unit – 3A2**
(On the south side of Culebra Road, west of Westwood Loop)

PLATS:

9. ~~090286 Stonewall Estates Unit 4A PUD* – Pulled~~
(~~Extending Vanity Hill south from Stonewall Estates Unit 3A~~)
10. ~~090285 Stonewall Estates Unit 4B PUD* – Pulled~~
(~~Extending Vanity Hill south from Stonewall Estates Unit 3A~~)
11. ~~110011 Republic Oaks, Unit – 1 – Pulled~~
(~~South of the intersection of Southeast Military Drive and W.W. White Road~~)
12. 110016 **LPG Properties at Westover Hills**
(On the south side of Westover Hills Boulevard, west of Hunt Lane)

DEFERRALS:

13. 110230 **Weatherford Hilltop**
(On the west side of I.H. 37, north of FM 1604)

Chair Hartman asked for a motion to approve items on the Consent Agenda as presented minus Items #9, 10, and 11.

Motion: Commissioner A. Rodriguez to approve the items on the Consent Agenda minus Items #9, #10, and #11.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

9. **090286 Stonewall Estates Unit 4A PUD***
(Extending Vanity Hill south from Stonewall Estates Unit 3A)

Donna Camacho, Planner, introduced item and recommended approval.

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

10. **090285 Stonewall Estates Unit 4B PUD***
(Extending Vanity Hill south from Stonewall Estates Unit 3A)

Donna Camacho, Planner, introduced item and recommended approval.

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

Commissioner Lindhorst departed the boardroom at 2:18 p.m.

11. **110011 Republic Oaks, Unit - 1**
(South of the intersection of Southeast Military Drive and W.W. White Road)

Larry Odis, Planner, introduced item and recommended approval.

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: Briones, A. Rodriguez, Hartman, Limon, R. Rodriguez, Billa Burke

Recusal: Lindhorst
Opposed: None
Motion Passes.

Commissioner Lindhorst returned to the boardroom at 2:19 p.m.

- 14. 070391 Presidio Heights Unit 3 PUD** (Time Extension)
(Near the southeast corner of Muir Glen Drive and Camino Grande)

Donna Camacho, Planner, introduced item and recommended approval.

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

- 15. 070579 Acme Park** (Time Extension)
(At the northwest corner of Old Highway 90 and South Acme Road)

Donna Camacho, Planner, introduced item and recommended approval.

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

- 16. FPV11-006 Indian Creek Ph II** (Flood Plain Variance)
(Miller's Pond Tributary - south of Five Palms, between Indian Crk. and Old Pearsall Rd.)

Donna Camacho, Planner, introduced item and recommended approval.

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

LAND TRANSACTIONS:

- 17. S.P. No. 1561** North East ISD request to close, vacate and abandon an unimproved 15 foot portion of right of way on West Ave. (Capital Improvements Management Services, by Mary L. Fors)

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

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

18. **S.P. No. 1563** Request to declare as surplus and sell a vacant parcel of City-owned property (Capital Improvements Management Services, by Jesse Quesada)

Marcia Orlandi, 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.

19. **S.P. No. 1564** Request to declare as surplus and sell two (2) vacant parcels of City owned property (Capital Improvements Management Services, by Jesse Quesada)

Marcia Orlandi, 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.

20. Resolution Recommending Council Authorization to Acquire Parcels of Land for the Linear Creekway Parks Development Project. Proposed Land Acquisitions includes approximately 96.3 acres of land located in Council Districts 3, 8, 9 and 10 along Leon Creek, Salado Creek and the Medina River for the Linear Creekway Parks Development Project. (Parks and Recreation Department, by Brandon Ross)

Andrew Blouet, Parks and Recreation Department, presented item and recommended approval.

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

COMPREHENSIVE MASTER PLANS:

21. Public hearing and consideration of endorsement of San Antonio Bike Plan 2011 Plus Implementation Strategy (Office of Environmental Policy, by Julia Diana)

Lawrence DeLuna, Office of Environmental Policy, presented item and recommended approval.

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

22. **PA11032** - [Item Continued from May 11, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 9.066 acres from Low Density Residential land use and Community Commercial land use to Industrial land use for a parcel located at 8331 Southwest Loop 410. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, stated applicant is requesting a two-week continuance.

Motion: Commissioner Lindhorst for a two-week continuance.
Second: Commissioner Billa Burke
In Favor: Lindhorst, Billa Burke, Hartman, A. Rodriguez, Limon, Rodriguez
Opposed: None
Motion Passes.

Commissioner Briones was not available for the vote.

23. **PA110034** - [Item Continued from May 25, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the Westfort Alliance Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.190 acres located at 353 Brahan Street from Urban Single Family Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)

Michael Taylor, Planning and Community Development Department, presented item and recommended denial of the request to amend from Urban Single Family Residential land use to Medium Density Residential land use.

Steve Claffin, applicant, stated he had filed a two-week continuance because he was aware of the opposition. He also stated the majority of the neighborhood is mixed

used. He further stated he is not changing the character of his home and there will be three proposed units. He currently resides on the property and will stay there.

Denise Stallcup, citizen, spoke in opposition.

Charles Stallcup, citizen, spoke in opposition.

Brent Knapp, citizen, spoke in opposition.

Margo Swann, citizen, spoke in opposition.

John Williams, citizen, spoke in opposition.

Daniel Creedan, citizen, spoke in opposition.

Motion: Commissioner Briones for approval of the request to amend from Urban Single Family land use to Medium Density Residential land use.

Second: Commissioner Billa Burke

In Favor: Briones, Billa Burke, Lindhorst

Opposed: Hartman, Limon, A. Rodriguez, R. Rodriguez

Motion Fails.

Motion: Commissioner Limon to follow staff recommendation of denial of the request to amend from Urban Single Family land use to Medium Density Residential land use.

Second: Commissioner A. Rodriguez

In Favor: Limon, A. Rodriguez, Hartman, R. Rodriguez

Opposed: Lindhorst, Billa Burke, Briones

Motion Fails

Motion: Commissioner Briones for a two-continuance to the next regularly scheduled meeting.

Second: Commissioner Billa Burke

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

Opposed: Hartman, Lindhorst

Motion Passes.

Commissioner Lindhorst departed at 4:08 p.m.

- 24. PA11035** - 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 0.3260 acres located north of the intersection of Mabry and Donaldson Avenue more specifically described as Lots 73 through 76 Block 19 NCB 7023 from Urban Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended approval of the request to amend from Urban Low Density Residential land use to Neighborhood land use.

Jose Gallegos, representative, stated the applicant lives in the neighborhood, owns the property immediately east to the subject property, and the electric company next door. He also stated the applicant is also intending to enhance the area and do an infill development with this property. He further stated the applicant is currently operating a flower in the 1604 area and wants to move the flower to this area because of the long commute.

Motion: Commissioner A. Rodriguez to follow staff recommendation of approval of the request to amend from Urban Low Density Residential land use to Neighborhood land use.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes.

- 25. PA11036** - 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 0.3133 acres located at 2647 Culebra from Low Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

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

Motion: Commissioner Briones to follow staff recommendation of approval of the request to amend from Low Density Residential land use to Community Commercial land use.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes.

OTHER ITEMS:

- 26.** Approval of the minutes for the May 25, 2011 Planning Commission meeting.

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

Second: Commissioner Briones

In Favor: Unanimous

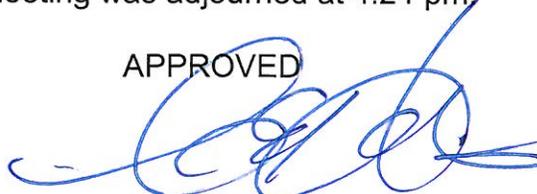
Opposed: None

Motion Passes.

27. Director's report - City Council Action Update (Planning Commission Items sent to Council)
28. 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
29. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:24 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary