

SAN ANTONIO PLANNING COMMISSION MINUTES



May 25, 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:

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, Lindhorst, Martinez, Sherrill, Billa Burke, Briones, R. Rodriguez
Absent: A. Rodriguez

4. Citizens to be heard

Chair opened the public hearing.

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

A. 100348 **Slate Creek**
(On the east side of Rogers Road, north of West Military Drive)

B. 110021 **Sonoma Verde Unit 6 Enclave***
(On the west side of Kyle Seale Parkway, south of Vista Colina)

Chair closed the public hearing.

* Project is located in the Camp Bullis Notification Area.

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. **100348** **Slate Creek**
 (On the east side of Rogers Road, north of West Military Drive)

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

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

INDIVIDUAL CONSIDERATION

PLATS:

7. **100022** **Sonoma Verde – Unit 6 Phase 1 Enclave** (Rescind)
 (On the west side of Kyle Seale Parkway, south of Vista Colina)

Larry Odis, 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.

8. **110021 Sonoma Verde Unit 6 Enclave*** (Replacement Plat)
(On the west side of Kyle Seale Parkway, south of Vista Colina)

Larry Odis, Planner, introduced item and recommended approval.

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

9. **110034 Alamo Ranch Unit 35 - PH 2** (Pending Completeness)
(Extending Crockett Way west from Alamo Ranch Unit 35 PH 1)

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:

10. **060509 Liberte Ventura Unit 1** (time extension)
(East of the intersection of Walzem Road and Ferrysage Drive)

Larry Odis, Planner, introduced item and recommended approval.

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

11. **080225 151 Development, Unit 10** (time extension)
(Northeast of the intersection of Alamo Ranch and Alamo Parkway)

Donna Camacho, Planner, introduced item and recommended approval.

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

* Project is located in the Camp Bullis Notification Area.

LAND TRANSACTIONS:

12. **S.P. 1473** Golden Wok request for a joint use agreement of a drainage easement at 8822 Wurzbach Road (Capital Improvements Management Services by Mary L.Fors)

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

Sam Bledsoe, engineer, stated they have submitted preliminary plans to the city. He also stated the scope of the work has been defined and they have done enough hydrology to know the design of the structures. He further stated the drainage easement is an open channel with grass that an area the city will not have to further maintain. He is hopefully looking at construction maybe within the next year.

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

13. **S.P. 1537** Request to close and barricade to vehicular traffic a railroad crossing at South San Jacinto and Saltillo Streets. (Capital Improvements Management Services by Martha Almeria)

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

Fernando Razzo, citizen, spoke in opposition.

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

COMPREHENSIVE MASTER PLANS:

14. PA11014 - Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 9.54 acres located at 7304 and 7380 IH-10 East from Community Commercial land use to Industrial land use. (Planning and Community Development Department by John Osten)

* Project is located in the Camp Bullis Notification Area.

John Osten, Planning and Community Development Department, presented item and recommended approval of the request to amend from Community Commercial land use to Industrial land use.

Homer Rivera, applicant, stated he wants to establish an office for the company and repair shop for the trucks. He also stated their repair shop will be 300 yards back almost next to the BFI landfill.

Sylvia Elquezabal, citizen, spoke in support.

Janie Martinez, citizen, spoke in support.

Motion: Commissioner Martinez to follow staff's recommendation of approval of the request to amend from Community Commercial land use to Industrial land use.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

15. PA11033 - [Item continued from the May 11, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the Lavaca Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1889 acres located at 115 Devine Street from Mixed Use land use and Low Density Residential land use to Mixed Use land use. (Planning and Community Development Department by Robert C. Acosta)

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

Patrick Christensen, representative, stated the plan is correct but the plan did not follow the boundary lines. He also stated there is existing mixed land use adjacent to the property. He further stated the land use they are proposing a live work unit which is an ideal transition from the intense commercial that exist to the residential structures and is a combination of both uses.

Roger Stevens, citizen, spoke in support.

Curtis Bowers, citizen, spoke in opposition.

Joan Carabin, citizen, spoke in opposition.

Motion: Commissioner Martinez to follow staff's recommendation of approval of the request to amend from Mixed land use and Low Density Residential land use to Mixed land use.
Second: Commissioner Lindhorst
In Favor: Martinez, Lindhorst, Limon, R. Rodriguez, Billa Burke, Briones, Sherrill
Opposed: Hartman
Motion Passes.

16. PA110034 - 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)

Tyler Sorrells, Planning and Community Development Department, stated the applicant has requested a two-continuance until the next regularly scheduled meeting to communicate with residents who have expressed disclosure with his proposal.

Steven Claffin, applicant, stated of the nineteen closest property owners near his property, twelve of them have zoning of multi-residence. He also stated he is not trying to change to something unique to his neighborhood but something that is very common.

Meagan Partain, citizen, spoke in opposition.

Denise Stallcup, citizen, spoke in opposition.

Bren Knapp, citizen, spoke in opposition.

Margo Swann, citizen, spoke in opposition.

Motion: Commissioner Martinez to support the staff's recommendation to deny the change to medium density residential from urban single family residential.
Second: Commissioner Sherrill
In Favor: Lindhorst, Martinez, Sherrill
Opposed: Hartman, Limon, R. Rodriguez, Billa Burke, Briones
Motion Fails.

Motion: Commissioner Briones for a two-week continuance until the next regularly scheduled meeting.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

Commissioner Martinez departed at 3:38 p.m.

17. U11001– [Item continued from April 27, 2011 meeting] Public hearing and consideration of a resolution to recommend to City Council an update to the Northwest Community 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 Loop 1604 to the west and northwest, Bandera Road to the east and northeast, and Culebra Road and Grissom Road to the south. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, presented item and recommended approval of the Northwest Community Plan Update with the proposed text and land use changes.

Roy Heath, citizen, spoke in opposition.

Bobby Hardgroder, citizen, spoke in opposition.

James Murray, citizen, spoke in opposition.

Motion: Commissioner Sherrill to follow staff's recommendation of approval of the Northwest Community Plan Update with the proposed text and land use changes.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

Commissioner Briones departed at 4:08 p.m.

OTHER ITEMS:

18. Consideration of a resolution reappointing the Board of Adjustment and Planning Commissioner members to the Planning Commission Technical Advisory Committee. (Development Services, by Richard Carrizales)

Motion: Commissioner Limon to approve the reappointment of Gene Camargo for the Board of Adjustments, reappointment of Chris Lindhorst as Chair of the Technical Advisory Committee, and reappointment of Rolando Briones and Jody Sherrill to the Technical Advisory Committee.
Second: Commissioner R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

19. Approval of the minutes for the May 11, 2011 Planning Commission meeting.

Motion: Commissioner Sherrill to approve the May 11, 2011 Planning Commission minutes as corrected.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

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

Elizabeth Carol, Senior Management Analyst, provided the board members with a spreadsheet with recent city council actions. She stated on the 27th of this month Durango was changed to Cesar E Chavez by the City Council and the SAWS impact fees that were considered at the Planning Commission were approved by City Council

21. 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

22. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:16 pm.

APPROVED



Amelia E. Hartman

ATTEST:

