

# SAN ANTONIO PLANNING COMMISSION MINUTES



November 10, 2010



Amelia Hartman, *Chair*  
Jose R. Limon, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*  
Dr. Sherry Chao-Hrenek  
Lynda Billa Burke  
Rolando H. Briones  
Christopher M. Lindhorst  
Marcello Diego Martinez  
Jody R. Sherrill



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Please note that Citizens Comments are limited to three (3) minutes per person  
CALL DEVELOPMENT SERVICES AT (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY  
AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEM:

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

## 4. Citizens to be heard

Chair opened the public hearing

## 5. PUBLIC HEARINGS

### REPLAT W/ WRITTEN NOTIFICATION:

- A. 100112      **Candlewood 3A**  
(North of the extension of Candleside Drive and Candleside Circle)

### REPLAT:

- B. 090266      **St. Sophia Church at De Zavala\***  
(On the southeast side of De Zavala Road, northeast of Shavano Wind)

\* Project is located in the Camp Bullis Notification Area.

Chair closed the public hearing.

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## 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 6-7 HELD ABOVE:**

6.     **100112**       **Candlewood 3A**  
          (North of the extension of Candleside Drive and Candleside Circle)
  
7.     **090266**       **St. Sophia Church at De Zavala\***  
          (On the southeast side of De Zavala Road, northeast of Shavano Wind)

### **DEFERRAL:**

8.     **110023**       **New Frontiers Charter School**  
          (On the east side of South Presa, south of Fair Avenue)

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

Motion:       Commissioner Martinez to approve the items on the Consent Agenda as presented.

Second:       Commissioner Rodriguez

In Favor:     Unanimous

Opposed:     None  
Motion Passes.

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## INDIVIDUAL CONSIDERATION

### **VARIANCES and APPEALS:**

9.     **070225**       **Alamo Ranch, Unit 29A Enclave**     (rescind approval)  
          (South of Alamo Parkway and Cottonwood Way)

Robert Lombrano, Planner, introduced item and recommended approval.

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

**10. 100321 Theo Avenue Realignment** (tree preservation variance)  
(Along the San Antonio River and Theo Avenue)

Commissioner Martinez left the boardroom.

Luz Gonzales, Planner, introduced item and recommended approval of the tree preservation variance.

Motion: Commissioner Chao to follow staff's recommendation of approval of the tree preservation variance.  
Second: Commissioner Sherrill  
In Favor: Chao, Sherrill, Hartman, Limon, Rodriguez, Briones  
Recused: Martinez  
Opposed: None  
Motion Passes

Commissioner Martinez returned to the boardroom.

**LAND TRANSACTION:**

**11. S.P. No. #1477** - Request for an aerial easement (license) across Green Mountain Road right-of-way outside Loop 1604 just south of Evans Road and Green Mountain Road. (Capital Improvements Management Services, by Mary L. Fors)

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

Ken Brown, representative, stated there is an aluminum canopy over the conveyor system so rocks can fly off, a dust suppression system and the rock is washed before it is put in the conveyor system. He also stated staff mentioned the bridge height will be built to Txdot standards and would be permitted through the City of San Antonio.

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

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**COMPREHENSIVE MASTER PLANS:**

12. Public hearing and consideration of a resolution recommending the 2010 Comprehensive Master Plan Framework to become a component of the City's Comprehensive Master Plan and to supersede the adopted 1997 Master Plan Policies. (Planning and Community Development Department, by Trish Wallace)

Trish Wallace, Planning and Community Development Department, presented item and recommended approval.

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

13. **PA10023** - 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 2.8030 acres located at 4144 Jung Road from Low Density Residential land use to Community Commercial land use. (Planning and Community Development Department, by Rebecca Paskos)

Rebecca Paskos, Planning and Community Development Department, presented item and recommended denial of the request to amend from low-density residential land use to community commercial land use.

James Griffin, representative, is requesting a two-week continuance to explore other options for a less intensity land use and to address the neighbors concerns. He also stated they would like change their rezoning from O-1.5 request to O-1 which would require a neighborhood commercial designation instead of the more intense community commercial they are asking for.

William Day, citizen, spoke in opposition.

Sammy Nakedhead, citizen, spoke in opposition.

**1<sup>st</sup> Motion**

Motion: Commissioner Martinez to support staff recommendation of denial.  
Second: Commissioner Chao  
In Favor: Martinez, Chao, Hartman, Sherrill  
Opposed: Limon, Rodriguez, Briones  
Motion Fails.

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**2<sup>nd</sup> Motion**

Motion: Commissioner Limon to recommend a two-week continuance to the next meeting on November 24, 2010.

Second: Commissioner Briones

In Favor: Limon, Briones, Hartman, Rodriguez, Martinez

Opposed: Chao, Sherrill

Motion Passes

14. **PA10024** - Public hearing and consideration of a resolution amending the land use plan contained in the Five Points Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1504 acres located at 619 Marshall Street from Low Density Residential land use to Medium Density Residential 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 low-density residential land use to medium-density residential land use.

Christopher Kurzon, applicant, stated the current owner bought the property about a year ago in which time the prior owner had pulled permits, renovated the building, got about three quarters of the way through, and then ran out of money and just abandoned it. He also stated the current owner bought it as what existed as a two family structure. He further stated

Motion: Commissioner Briones to follow staff recommendation of approval.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

Motion Passes.

**OTHER ITEMS:**

15. Approval of the minutes for the October 27, 2010 Planning Commission meeting

Motion: Commissioner Martinez to approve October 27, 2010 Planning Commission minutes as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

# CITY OF SAN ANTONIO PLANNING COMMISSION MEETING

Date: Nov. 24, 2010

Citizens - To Be - Heard  
Sign In Sheet

	NAME	ADDRESS	SUBJECT OR ITEM #	IN FAVOR OR OPPOSED
1.	Shawna Weaver	555 E. Ramsey San Antonio TX 78216	15	In Favor
2.	Joe Corona	115 Stripper St.	15	?
3.				
4.				
5.				
6.				
7.				
8.				
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10.				
11.				
12.				

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**16. Director's report**

- City Council Action Update (Planning Commission Items sent to Council)

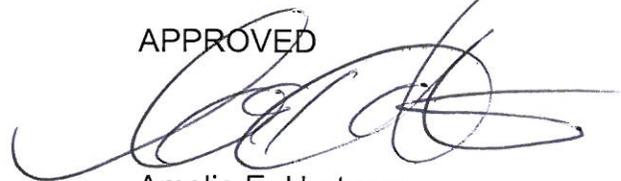
Elizabeth Carol, Senior Mangement Analyst, updated the Planning Commission on the Government Hill that the commission considered in August and was approved by City Council which was consistent with the Planning Commission recommendation. She also stated the South Central Community plan which was a request from low-density to high-density, which the commision recommend denial, was withdrawn by the applicant and did not go to City Council. She further stated the item to sell surplus property for the expansion of The Bay Valley Foods on Callaghan and 151 was approved by City Council.

- 17.** 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

**18. ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:45 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary