

SAN ANTONIO PLANNING COMMISSION MINUTES



October 12, 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:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Retreat follow-up discussion (Development Services Department)

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

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

4. Citizens to be heard

Chair opened the public hearing.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 110027 **Drury Residential**
(On the north side of Blue Crest Lane, east of Bitters Road)
- B. 110194 **Kel-Land Heights, Lot 5, Block 10**
(On the west side of Observation Drive, north of Airlift Avenue)
- C. 110209 **Erica L. Pilar Subd.**
(On the east side of Clamp Avenue, south of Mally Boulevard)

* Project is located in the Camp Bullis Notification Area.

- D. 110212 Highland Forest Subd., No. 6**
(Northeast of the intersection of Copinsay Avenue and Shetland Drive)
- E. 110215 Luna Subdivision**
(On the west side of Oakland Road, south of Holly Hock 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. 110127 Drury Residential**
(On the north side of Blue Crest Lane, east of Bitters Road)
- 7. 110194 Kel-Land Heights, Lot 5, Block 10**
(On the west side of Observation Drive, north of Airlift Avenue)
- 8. 110209 Erica L. Pilar Subd.**
(On the east side of Clamp Avenue, south of Mally Boulevard)
- 9. 110212 Highland Forest Subd., No. 6**
(Northeast of the intersection of Copinsay Avenue and Shetland Drive)
- 10. 110215 Luna Subdivision**
(On the west side of Oakland Road, south of Holly Hock Road)

PLATS:

- 11. 110030 Verde Cresta Bella R.O.W. II ***
(On the west side of IH 10, north of Cresta Bella)
- 12. 110284 Kallison Ranch U3 Amenity Center**
(Northeast of the intersection of Kallison Bend and Culebra Road)

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

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

INDIVIDUAL CONSIDERATION

PLATS:

13. ~~110195~~ ~~Tausch Farms Unit 1B & 1D *~~ (pending) – **Pulled**
(The extension of Tausch Drive, west of Leslie Road)
14. ~~100276~~ ~~Spurs Park, Unit 2~~ (pending) – **Pulled**
(Southwest of the intersection of Floyd Curl Drive and Spurs Lane)
15. 110203 **B and A Subdivision *** (variance)
(On the north side of Boerne Stage Road, east of Cross Mountain)

Donna Camacho, Planner, introduced item and recommended approval.

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

VARIANCES and APPEALS:

16. 11-IV-002 **24089 Campbellton Road** (continued)
(On the west side of Campbellton Road, north of Ranch Trail Road)

Donna Camacho, Planner, introduced item and recommended denial.

John Powers, applicant, stated this is still the original tract of land referred to as a 2 acre tract, however, it is currently and more accurately measured at 1.6 acres. He also stated there is an existing foundation where an old house existed. He further stated he has AT&T, utilities on both sides, and Bexar met water existing on the land. All he needs is CPS. The account numbers on the tax certificates are the same as the ones when the previous owners bought the land on a contract sale in 1969.

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

TIME EXTENSIONS:

- 17. 080305 Cibolo Canyon-Unit 7D, Enclave**
(The intersection of El Chamizal and Gran Palacio)

Luz Gonzales, 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.

Commissioner departed the boardroom.

- 18. 080489 Verano N/S Boulevard - FBZD**
(On the southside of Loop 410, east of South Zarzamora)

Larry Odis, Planner, introduced item and recommended approval.

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

Commissioner returned to the boardroom.

COMPREHENSIVE MASTER PLANS:

- 19. PA11061** - Public hearing and consideration of a resolution amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 0.5207 acres located at 7222, 7226 and 7230 Briar Place from Low Density Residential land use to Community Commercial land use. (Planning and Community Development Department by, Robert C. Acosta)

Robert C. Acosta, Planning and Community Development Department, introduced item and recommended denial of the request to amend from Low Density Residential land use to Community Commercial land use.

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James Griffin, representative, stated this is an existing clinic built in 1997 and the owner passed away in the summer. He also stated another dentist purchased a clinic and signed up over 250 new patients. He further stated for an expansion the owner would need to rezone. There is strong support from the neighborhood association.

Motion: Commissioner Martinez to follow staff's recommendation of approval of the request to amend from Low Density Residential land use to Neighborhood Commercial land use.

Second: Commissioner Billa Burke

In Favor: Hartman, Limon, A. Rodriguez, Billa Burke, Martinez, Lindhorst, Sherrill

Opposed: Briones

Motion Passes.

OTHER ITEMS:

20. Consideration of alternative Planning Commission meeting dates due to the 2011 Holiday Schedule. (Development Services Department by, Melissa Ramirez)

Motion: Commissioner Martinez to move the regular December 28, 2011 meeting to January 6, 2011.

Second: Commissioner Briones

In Favor: Hartman, Limon, A. Rodriguez, Billa Burke, Martinez, Lindhorst, Sherrill, Briones

Opposed: None

Motion Passes.

21. Approval of the minutes for the September 28, 2011 Planning Commission meeting

Motion: Commissioner Martinez to approve the September 28, 2011 Planning Commission minutes as corrected

Second: Commissioner A. Rodriguez

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

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24. ADJOURNMENT

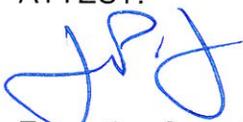
There being no further business, the meeting was adjourned at 3:05 pm.

APPROVED

A handwritten signature in black ink, appearing to read "Amelia E. Hartman".

Amelia E. Hartman

ATTEST:

A handwritten signature in blue ink, appearing to be initials "JPH".

Executive Secretary