

SAN ANTONIO PLANNING COMMISSION MINUTES



October 13, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the Comprehensive Master Plan Framework, the 2010 update to the 1997 Master Plan Policies (Planning and Community Development, Patrick Howard / Karen Walz)
- Briefing on the amendments to the Unified Development Code as part of the 2010 Biennial Update Program. (Development Services Department, Andrew Spurgin)
- Briefing on the Annual Improvement Project Report (Planning and Community Development, Tyler Sorrells)

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

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

4. Citizens to be heard

Chair opened the public hearing minus Item #5A for purpose of recusal.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. ~~00094~~ — ~~Redbird Ranch, Unit 4E~~ – Pulled
(On the north side of Potranco Road, west of Redbird Roost)

* Project is located in the Camp Bullis Notification Area.

B. 100154 Guadalupe Lumber
(On the southeast corner of Pleasanton Road at East Petaluma Boulevard)

C. 100217 Northwood Estates Unit 1 B.S.L
(On the northwest corner of Harry Wurzbach at Urban Crest Drive)

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 6-7 & 12 HELD ABOVE:

6. 100154 Guadalupe Lumber
(On the southeast corner of Pleasanton Road at East Petaluma Boulevard)

7. 100217 Northwoods Estates Unit 1 B.S.L
(On the northwest corner of Harry Wurzbach at Urban Crest Drive)

PLATS:

8. 090331 Bexar County Firing Range
(East of Southton Road, on the north side of Farm Road)

~~9. 090333 Redbird Ranch, Unit-5A – Pulled~~
(West of the intersection of Redbird Pass and Nesting Canyon)

~~10. 100093 Redbird Ranch, Unit-4D – Pulled~~
(Southwest of the intersection of Redbird Pass and Redbird Roost)

~~11. 100114 Redbird Ranch, Unit-5B – Pulled~~
(On the east side of Wurzbach Road, south of Redbird Pass)

~~12. 100094 Redbird Ranch, Unit-4E – Pulled~~
(On the north side of Potranco Road, west of Redbird Roost)

~~13. 100115 Redbird Ranch, Unit-5C – Pulled~~
(On the northeast corner of Potranco Road and Wurzbach Road)

14. 100116 Valley Hi Assembly of God Church
(On the south side of Potranco Road, west of Clover Creek)

15. 100156 Bandera Rd North Elementary School
(On the north side of Triana Parkway, west of Kinmount Lane)

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 minus Items #9, #10, #11, #12, and #13 for purpose of recusal.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes.

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

16. 060362 Windfield Unit 6 (Time Extension)
(Extending Foster Fields to the east from Unit 4)

Luz Gonzales, Planner, introduced item and recommended approval for a 3-year extension

Motion: Commissioner Billa Burke to follow staff's recommendation of approval.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

LAND TRANSACTIONS:

~~17. **SP No 1353** Request to close, vacate and abandon improved portions of East Houston and 3rd Streets. (Capital Improvements Management Services Department, by Jesse Quesada) – **Pulled**~~

18. SP No 1500 Request to close, vacate and abandon Halldale Drive in between 102 Hope Drive (NCB 12541) and 314 Oakwood Drive (NCB 12546). (Capital Improvements Management Services Department, by Mary L. Fors)

Mary Fors, Capital Improvements Management Services Department, 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

COMPREHENSIVE MASTER PLANS:

19. **PA10021** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1837 acres located at 116 Palo Blanco from Low Density Residential land use to High Density Residential land use. (Planning and Community Development Department, by Robert C. Acosta)

Robert C Acosta, Planning and Community Development Department, presented item.

Rene La Fuente, applicant, is requesting a two-week continuance to consider other options.

1st Motion

Motion: Commissioner Briones for approval for a two week continuance.
Second: Commissioner Billa Burke
In Favor: Briones, Burke, Lindhorst, Martinez
Opposed: Hartman
Motion Fails.

2nd Motion

Motion: Commissioner Martinez to deny the request for a change in landuse.
Second: Commissioner Hartman
In Favor: Martinez, Hartman, Billa Burke, Briones, Lindhorst
Opposed: None
Motion Passes.

OTHER ITEMS:

20. Public hearing of amendments to the Unified Development Code as part of the 2010 Biennial Update Program. (Development Services Department, Andrew Spurgin)

Andrew Spurgin, Development Services Department, briefed board members on the amendments to the Unified Development Code as part of the 2010 Biennial Update Program.

Commissioner Jose Limon arrived at 2:59 p.m.

SUPPLEMENT:

- 1. 030428 Heights Bend** – (Time Extension)
(On the south side of Lockhill Selma Road, west of Heights Lane Drive)

Robert Lombrano, Planner, introduced item and recommended approval for a one year time extension.

James Griffin, applicant, stated this plat was originally submitted to fulfill a land sell contract, after the planning commission approved this plat the contract fell through. He also stated they have had trouble finding a replacement buyer due to the bad economy. He further stated they were overly optimistic and should have asked for longer time extension.

Motion: Commissioner Billa Burke to follow staff's recommendation of approval for a one year time extension.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Lindhorst departed the Board Room.

- 9. 090333 Redbird Ranch, Unit-5A**
(West of the intersection of Redbird Pass and Nesting Canyon)

Donna Camacho, Planner, introduced item and recommended approval.

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commissioner Billa Burke
In Favor: Briones, Billa Burke, Hartman, Limon, Martinez
Opposed: None
Recused: Lindhorst
Motion Passes

- 10. 100093 Redbird Ranch, Unit-4D**
(Southwest of the intersection of Redbird Pass and Redbird Roost)

Donna Camacho, Planner, introduced item and recommended approval..

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commissioner Limon
In Favor: Briones, Limon, Billa Burke, Hartman, Martinez
Opposed: None
Recused: Lindhorst
Motion Passes.

11. 100114 Redbird Ranch, Unit-5B
(On the east side of Wurzbach Road, south of Redbird Pass)

Robert Lombrano, Planner, introduced item and recommended approval.

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commissioner Limon
In Favor: Briones, Limon, Billa Burke, Hartman, Martinez
Opposed: None
Recused: Lindhorst
Motion Passes.

12. 100094 Redbird Ranch, Unit-4E
(On the north side of Potranco Road, west of Redbird Roost)

Larry Odis, Planner, introduced item and recommended approval.

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commissioner Billa Burke
In Favor: Briones, Billa Burke, Hartman, Limon, Martinez
Opposed: None
Recused: Lindhorst
Motion Passes

13. 100115 Redbird Ranch, Unit-5C
(On the northeast corner of Potranco Road and Wurzbach Road)

Robert Lombrano, Planner, introduced item and recommended approval for a one year time extension.

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

Commissioner Lindhorst returned to the Board Room.

SUPPLEMENT:

1. Briefing on the Comprehensive Master Plan Framework, the 2010 update to the 1997 Master Plan Policies (Planning and Community Development, by Patrick Howard/Karen Walz)

Patrick Howard, Planning and Community Development, briefed board members on the Comprehensive Master Plan Framework, the 2010 update to the 1997 Master Plan Policies

21. Approval of the minutes for the September 22, 2010 Planning Commission meeting

Motion: Commissioner Lindhorst to approve September 22, 2010 Planning Commission minutes as presented.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

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

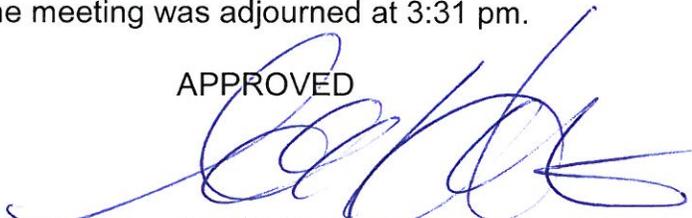
Elizabeth Carol, Senior Management Analyst, updated the commission on the two recent major thoroughfare amendments, which were the Goliad and Bulverde realignment, that were considered and approved by Planning Commission were approved by City Council on October 7, 2010.

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

24. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:31 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary