

SAN ANTONIO PLANNING COMMISSION MINUTES



October 27, 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, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the proposed Facility and Street Naming Ordinance (Development Services Department)

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

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

Absent: None

4. Citizens to be heard – No Citizens signed up to speak

Chair Hartman opened the public hearing.

Richard Carrizales, Planner, presented items.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 100319

Lackland City Unit - 51 BSL

(West of the intersection of Fir Valley Drive and Brook Valley Drive)

Chair Hartman 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 HEARING FOR ITEM 6 HELD ABOVE:

6. **100319** **Lackland City Unit - 51 BSL**
 (West of the intersection of Fir Valley Drive and Brook Valley Drive)

PLATS:

7. **100168** **Whitcher # III**
 (East of the intersection of Dempsey Drive and Sherry Street)
8. **100208** **Kinder Parkway Unit 4***
 (On the north side of Borgfeld Drive east of Crazy Horse Drive)

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

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

INDIVIDUAL CONSIDERATION

PLATS:

9. **060661** **KB Culebra Unit - 3 PUD** (Rescind)
 (South of Culebra Road, on the west side of Gass Road)

Richard Carrizales, Planner, presented item and recommends approval.

Motion: Commissioner Limon to approve the item as presented.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

- 10. 100199 KB Culebra Unit - 3B PUD**
(South of Culebra Road, on the west side of Gass Road)

Richard Carrizales, Planner, presented item and recommends approval.

Motion: Commissioner Limon to approve the item as presented.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

VARIANCES and APPEALS:

- 11. FPV 11-001 Ingram Road Low Water Crossing #58 LC8** (Floodplain)
(On Ingram Road, between Potranco Road and Northwestern Drive)

Donna Camacho, Planner, presented item and recommends approval.

Motion: Commissioner Lindhorst to approve the item as presented.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

- 12. 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)

Jesse Quesada, Capital Improvements Management Services Department, presented item and recommends approval.

Mary Carmack, representing Daughters of Republic of Texas, stated they have met with City staff to further discuss this proposal and are in support of this request. She stated the Alamo is important to our city and this would help enhance the Alamo.

Chris Johnston, neighbor to the subject property, stated this would be a tremendous benefit and would be a marked improvement from what currently exist.

Roberto Hinkson, representing San Antonio Conservation Society, stated they are in support of this proposal. He stated such public right of way has been identified as an opportunity for redevelopment and expansion of the Alamo complex.

Elizabeth Carol, Senior Management Analyst, read Sarah Reveley's comments into the record. (See Attachment)

Motion: Commissioner Martinez to approve the item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

13. **SP No 1505** Request to declare as surplus and sell 5 acres of vacant City- owned property. (Capital Improvements Management Services Department, by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Services Department, presented item and recommends approval.

Motion: Commissioner Martinez to approve the item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

14. **PA 10022** – 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 9.59 acres located at 910 Southeast Military Drive from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department, by John Osten)

John Osten, Senior Planner, Planning and Community Development Department, presented item and recommends denial.

Daniel Ortiz, representing the owner, stated his client is proposing to operate Mercado on the subject property. He has met Harlandale Neighborhood Association to present their proposal as well as address any concerns they may have had and have provided a letter of support.

Al Huntingbloom, owner, stated his intent is to upgrade the community. He stated this building has been vacant for several years and has become an eyesore. He further stated the community has expressed their support in this proposal.

Motion: Commissioner Briones to approve the change in land use requested by the applicant.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

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

Patrick Howard, briefed commission on the study that has been conducted on the 2010 Master Plan.

Karen Walz, presented item and briefed commission on the 2010 Master Plan.

OTHER ITEMS:

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

Andrew Spurgin, Planning Manager, presented UDC proposed amendments.

George Peck, Vice President, Real Estate Council, stated they would like participate in numerous TAC meeting and would like to request Planning Commission approved the proposed amendments.

Motion: Commissioner Lindhorst to approve all of the items for the UDC amendments that staff and TAC agreed upon to also include and the draws on the financial security, Section 35B 21 form J.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes

35-506 (p) - Geogrid Item:

Richard Martinez, Interim Assistant Director stated Public Works Department, CIMS Department & Development Services Department currently do not support amendment 5-12. Staff recommends postponing this amendment until an overall evaluation of the pavement design standards and construction procedures are complete.

Razi Hosseini, Capital Improvements Management Services Department, stated Geogrid is a good product however a study is needed to find the right application on San Antonio soils therefore they support the 6 month postponement as mentioned by Mr. Martinez.

Tony Kaman, stated he support the geogrid as it has been used thoroughly and has been researched by over 40 professionals pavement institutions for over 30 years.

Van Olden, Contact Construction Products, state they are in support the proposed amendment. He stated they are nation's wide distributor for tensar-geogrid.

Gretchen Davidson, TENSAR, stated they are in support of this amendment. She stated studies have been conducted on geogrid and has found to be a good product for permanent pavement.

Kelvin Reinhardt, Executive Director, Lime Association of Texas, stated they do not support the proposed amendment as they would support the 6 month postponement for further studies.

Darrell Homquist, stated he is in opposition of the proposed amendment. He stated geogrid is not equal to lime stabilization subgrade. He feels this amendment should be further studied.

Carey Witt, stated he is in support as geogrid has been used for the past 20 years and have had positive results.

Kevin Gassaway, Contact Construction Products, stated they are in support of the geogrid item.

Dave Frazier, stated he would also like to express his support in the geogrid item.

Majed Al-Ghafry, Director of Public Works Department, stated their intent is to provide top product streets to last a life long for our residents. He would like to request to postpone the adoption of this amendment to allow further study. The Public Works Department has allocated funds for a 6 month study on the use of subgrade stabilization methods.

Commissioner Billa Burke left the meeting at 4:00 pm.

Motion: Commissioner Martinez to accept staff's recommendation to permit City Staff to study the geo tech style product and other alternative solutions for a period of 6 months to begin on November 18, 2010

Second: Commissioner Chao

In Favor: Hartman, Rodriguez, Chao, Martinez, Sherrill

Opposed: Limon, Briones, Lindhorst

Motion Passes

Article 6, Division 5 - Public Art Provisions:

Mike Frisbie, Director, Capital Improvements Management Services Department, stated they are in agreement with TAC's recommendation with making the entire Division 5 a separate City ordinance and remove from UDC.

Commissioner Rodriguez and Commissioner Briones left the meeting at 5:20 pm

Motion: Commissioner Lindhorst to approve the 2010 updates and maintain within the UDC until a separate ordinance can be coordinate and can be brought to City Council for authorization and relocation outside the UDC

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Items 2

Andrew Spurgin, Planning Manager, stated stem from related request. He stated item 2 specifically is a requirement for MDPs to indicate one land use per tract.

Motion: Commissioner Lindhorst to modify Section 35-412 Section F to read as follows: approval criteria no Master Development Plan shall be approved unless it conforms to all applicable requirements of Article 5 of this chapter and is consistent with the City' Comprehensive Master Plan. The Director must approve the Master Development Plan that is required to be prepared under this section and that satisfied all applicable regulations each tract must identify graphically one land use by location acreage and density which shall be consistent with the official zoning map.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Items 3 & 4

Andrew Spurgin, Planning Manger, stated item 3 a required consistent land use categories for neighborhood plans and Item 4 is a description of comprehensive land use categories for neighborhood plans.

Motion: Commissioner Lindhorst to approve the changes in items 3 and 4 to Section 35-420 Section E Part 5 and Section 35-A101 related to comprehensive land use categories for neighborhood and community plans and requiring neighborhood plans to have consistent land use categories

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Item 5

Andrew Spurgin, Planning Managers, stated Development Services recommends changing the update process from 2 years to 5 years

Motion: Commissioner Lindhorst to accept staff's recommendation to modify Section 35-111 updates for amendments. The purpose of this section is to provide for updates of this chapter in order to modify procedures and standards for workability and administrative efficiency eliminate unnecessary development cost and to update the procedures and standards to reflect changes in the law or the state of the art in land use planning and Urban Design. The update program shall occur every 5 years beginning in 2010 in years ending in with a 0 and a 5.

Second: Commissioner Martinez

In Favor: Hartman, Limon, Chao, Briones, Lindhorst, Martinez

Opposed: Sherrill

Motion Passes

17. Discussion and consideration of Planning Commission Work Session Process and workflow.

Chair Hartman stated this item will be pulled for consideration for the next regularly scheduled Planning Commission Meeting on November 10, 2010.

18. Approval of the minutes for the October 13, 2010 Planning Commission meeting.

Motion: Commissioner Martinez to approve as amended

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

Abstain: Chao

Motion Passes

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

20. 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

21. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:03 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary