

SAN ANTONIO PLANNING COMMISSION MINUTES



October 28, 2009



2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Dr. Sherry Chao-Hrenek

Andrea Rodriguez

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez



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 (Planning and Development Services)
- Retreat follow-up – Annual Report
- Briefing on Planning Program Policy updates.
- Neighborhood Presentation

2. 2:01 P.M.– Call to Order, Board Room

3. Roll Call – Present: Garcia, Limon, Friesenhahn, Rodriguez, Burke, Chao, Lindhorst, Martinez Absent: Hartman

4. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem **Not discussed at this time.**

5. Citizens to be heard – **None at this time**

6. PUBLIC HEARINGS – Chair opened Public Hearing

REPLATS W/ WRITTEN NOTIFICATION:

A. 090244 **104 West Lullwood Ave.**
(On the south side of West Lullwood Avenue, east of Howard Street)

B. 090307 **J.R. Cortez**

* Project is located in the Camp Bullis Notification Area.

(On the south side of Sharon Drive, west of McCullough)

REPLAT:

- C. 090270 Military Drive Business Park, Unit 1**
(On the west side of Military Drive, south of Potranco Road)

Raquenel Garcia - Concerned about platting boundaries being incorrect.

Richard Rivera - Concerned about platting boundaries being incorrect.

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 7-9 HELD ABOVE:

7. 090244 104 West Lullwood Ave.
(On the south side of West Lullwood Avenue, east of Howard Street)
8. ~~090307~~ ~~J.R. Cortez~~ Pulled to Individual Consideration
(On the south side of Sharon Drive, west of McCullough)
9. 090270 Military Drive Business Park, Unit 1
(On the west side of Military Drive, south of Potranco Road)

PLATS:

10. 080106 Del Web Blvd., Unit 3 PUD
(The extension of Del Web Boulevard)
11. 080099 Alamo Ranch, Unit 48D PUD
(On the north side of Del Webb Boulevard, west of Apache Ranch)
12. 080321 Tuscany Heights, Unit 2A PUD*
(On the southeast corner of Wilderness Oak and Mountain Lodge)

Motion: Commissioner Limon to pull item # 6B & 8 to Individual Consideration for discussion.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

Motion: Commissioner Martinez to approve consent items less item # 6B & 8 for approval.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

6B & 8. 090307 J.R. Cortez–Pulled to Individual Consideration (On the south side of Sharon Drive, west of McCullough)

Bob Schroder – Surveyor – Answered questions and briefed Commissioner on history.

Item tabled.

PLATS:

13. 090300 Verano E/W Roadway – FBZD (pending completeness) (West of Zarzamora and South of Chavaneux)

Motion: Commissioner Friesenhahn to follow staffs recommendation for approval.
Second: Commissioner Martinez
In Favor: Garcia, Limon, Rodriguez, Burke, Chao, Martinez, Friesenhahn.
Opposed: None
Recusal: Lindhorst left the room at 2:21 PM and returned after the motion was passed.
Motion Passes

14. 060323 Dove Canyon PUD (rescind) (West of 1604, on the southside of Dove Canyon)

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

- 15.** Public Hearing and consideration of a request to Acquire Real Property for City Use 643/655 East Durango Street. (Capital Improvements Management Services David McGowen)

Motion: Commissioner Burke to follow staffs recommendation for approval.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

16. **S.P. 1447** Public hearing and consideration of a request to purchase from the City the 6.35 acre site located at 214 Nueva Street. (Capital Improvements Management Services David McGowen)

Barbara Witte-Howell: SA Conservation Society - Spoke in favor.

Motion: Commissioner Burke to follow staffs recommendation for approval.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

17. Public hearing and consideration of a resolution recommending the Dignowity Hill Neighborhood Plan, a 1.0 square mile area bound by Nolan and Sherman on the north, North New Braunfels and St. James on the east, Center, Commerce, Houston, and Crockett on the south, and Interstate Highway 37, Chestnut, Live Oak, and Austin on the west, to City Council to become a component of the City's Comprehensive 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." (Planning and Development Services Department by Rebecca Paskos)

Charlotte Kahl - Old Spanish Trail - Spoke in approval

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

- ~~4. Election of Planning Commission Chair, Vice Chair, and Chair Pro Tem~~

Item # 4 pulled from the agenda for consideration at a later date.

18. **09023** Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.113 acres located at 2518 Belknap from Low Density Residential land use to Regional Commercial land use. (Planning and Development Services Department by Tyler Sorrells)

Maria Acosta - Concerned on traffic, spoke in opposition.

Arnold Gonzales - Concerned on traffic, spoke in opposition.

Jose Cuellar - Spoke in opposition and to request to deny the continuance.

Steve Ramirez - Spoke in opposition.

Betty Eckert - Spoke in opposition.

Motion: Commissioner Martinez deny applicants request for continuance.

Second: Commissioner Lindhorst.

In Favor: Unanimous

Opposed: None

Motion Passes

Motion: Commissioner Martinez to find the request for change inconsistent with the plan, therefore plan stays as is.

Second: Commissioner Burke

In Favor: Unanimous

Opposed: None

Motion Passes

19. Public hearing and consideration of a resolution recommending the Comprehensive Planning Program to City Council to become a component of the City's Comprehensive Plan, and to repeal the Community Building and Neighborhood Planning Program (adopted by Resolution 98-39-39 on Oct 22, 1998, and amended by Ordinance 93435 on February 8, 2001). (Planning and Development Services Department by Patrick Howard)

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Burke

In Favor: Unanimous

Opposed: None

Motion Passes

20. Public hearing and consideration of a resolution recommending an amendment to the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, permitting Collector construction standards and an Arterial cross-section (right-of-way 86') on a segment of Hardy Oak Boulevard from Stone Oak Parkway to the eastern property boundary line of a North East Independent School District's site for an approximate distance of one mile and is generally located west of US Hwy 281; east and south of Stone Oak Parkway; and north of Loop 1604. (Planning and Development Services, by Ashley McNabb)

Ginger Baer: Provided copies of a petition requesting Scenic Knoll and Wooded Knoll remain closed. Second petition is requesting for NEISD and funds from COSA to provide a solid barrier to replace the existing fence.

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

Recusal: Lindhorst leaves at 3:20 PM

Motion Passes

Fore the record: Commissioner Friesenhahn left for the day at 3:34 and Lindhorst has returned to the meeting.

6B & 8. 090307 J.R. Cortez—Pulled to Individual Consideration

(On the south side of Sharon Drive, west of McCullough)

Bob Schroder – Requesting item to be pulled from the agenda to resolve issues.

Motion: Commissioner Martinez to pull 6B & 8 from agenda per applicants' request.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

OTHER ITEMS:

- 21.** Consideration and approval of a resolution appointing a member of the Board of Adjustment to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol)

Motion: Commissioner Burke to approve a resolution to appoint Gene Camargo as a Board of Adjustment member to the Technical Advisory Committee.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

22. Approval of the minutes for the September 23, 2009 and October 14, 2009 Planning Commission meeting

Motion: Commissioner Lindhorst to approve September 23rd minutes.
Second: Commissioner Chao
In Favor: Chao, Lindhorst, Martinez, and Garcia
Opposed: None
Obstained: Burke, Rodriguez, Limon
Motion Failed due to lack of votes.

Motion: Commissioner Rodriguez to approve October 14th minutes.
Second: Commissioner Limon
In Favor: Garcia, Limon, Rodriguez, Burke, Martinez, Chao,
Opposed: None
Obstained: Lindhorst
Motion Passes

23. Director's report – Fernando De Leon

The Nogalitos and Zarzamora community amendment that was presented to the Planning Commission was denied by City Council.

24. 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

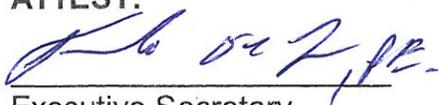
25. ADJOURNMENT

There being no further business, the meeting was adjourned at **3:45 PM.**

APPROVED:


Chair

ATTEST:


Executive Secretary