

SAN ANTONIO PLANNING COMMISSION MINUTES



September 14, 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 ITEM:

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

- Agenda items may be discussed (Development Services Department)
- Briefing on San Antonio Complete Streets Initiative (Planning and Community Development by Trish Wallace)

2. 2:00 P.M.– Present: Limon, A. Rodriguez, Lindhorst, Martinez, Sherrill, Billa Burke, Briones, R. Rodriguez
Absent: Hartman

3. Roll Call

Commissioner Billa Burke arrived at 2:12 p.m.

4. Citizens to be heard.

Gilbert Murillo, citizen, expressed his concerns regarding the plan amendments.

Chair opened the public hearing.

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

- A. 100125 1014 Treaty Oak P.U.D*
(West of the intersection of Treaty Oak and Clay Oak)

* Project is located in the Camp Bullis Notification Area.

- B. 110137 Aspen Heights Phase 2A PUD**
(South of Hausman Road, east of Old Babcock Road)
- C. 110138 Aspen Heights Phase 2B PUD**
(South of Hausman Road, east of Old Babcock Road)
- D. 110226 KVV-10***
(North side of Oak Drive, west of I.H. 10)
- E. 110275 San Pedro Place Second Unit BSL**
(On the south side of Mandalay Drive, east of Blanco Road)

REPLATS:

- F. 100292 Austin Highway Multi-Family**
(North of Austin Highway, east of Meadow Lane)
- G. 100358 Redland Hills, Unit 3**
(East side of Redland Road, north of Jones Maltzberger Road)
- H. 110249 Hunter's Pond Skilled Nursing**
(On the southwest corner of Southwest Loop 410 and Hunter's Pond)

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 ITEM(S) 6-13 HELD ABOVE:

- 6. 100125 1014 Treaty Oak P.U.D***
(West of the intersection of Treaty Oak and Clay Oak)
- 7. 110137 Aspen Heights Phase 2A PUD**
(South of Hausman Road, east of Old Babcock Road)
- 8. 110138 Aspen Heights Phase 2B PUD**
(South of Hausman Road, east of Old Babcock Road)

9. 110226 **KVW-10***
(North side of Oak Drive, west of I.H. 10)
10. 110275 **San Pedro Place Second Unit BSL**
(On the south side of Mandalay Drive, east of Blanco Road)
11. 100292 **Austin Highway Multi-Family**
(North of Austin Highway, east of Meadow Lane)
12. 100358 **Redland Hills, Unit 3**
(East side of Redland Road, north of Jones Maltsberger Road)
13. 110048 **Hunter's Pond Skilled Nursing**
(On the southwest corner of Southwest Loop 410 and Hunter's Pond)

PLATS:

14. 100300 **U-Haul Addition Lot 17, Block 4**
(North of Seguin Road, South of Woodlake Center)
15. 110157 **Talise De Culebra, Unit-1**
(On the north side of Culebra Road, east of Galm Road)
16. 110222 **Lakeside Nursing Facility**
(On the north side of Lakeside Parkway, west of Cable Ranch Road)

Vice Chair Limon 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 Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

APPEALS:

17. 070605 **Diamond T Ranch Sub Unit 1, P.U.D.** (Time Extension)
(North of Stone Oaks Parkway at Diamond T Way)

Luz Gonzales, Planner, introduced item and recommended approval.

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

18. 080169 Dominion Panhandle (Time Extension)
(On the south side of Brenthurst Lane, east of Vail Abby)

Rick Carrizales, Planner, introduced item and recommended approval for a two-year time extension.

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

STREET NAME CHANGE:

19. S11-001 Request to change Legend Rock to Rock Pond between Hardy Oak Boulevard extension and Pelican Creek due to public safety concerns associated with duplicate street names in Bexar County.

Juanita Gonzalez, Development Services 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.

LAND TRANSACTIONS:

20. S.P. No. 1502 Request to declare as surplus and sell City owned property located at 550 Morning View. (Capital Improvements Management Services, by Mary Fors)

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

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

21. **S.P. No. 1565** Request to close vacate and abandon a portion of Berkshire Avenue Public Right of Way adjacent NCB 3147. (Capital Improvements Management Services, by Martha Almeria)

Martha Almeria, Capital Improvements Management Services, presented item and recommended approval.

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

COMPREHENSIVE MASTER PLANS:

22. **PA11054** - Public hearing and consideration of a resolution amending the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amending the land use plan by changing the use of multiple parcels located within an area bound by East Josephine Street to the north, IH-35 to the south, North Hackberry Street to the east, and Broadway to the west from Neighborhood Commercial land use and Public Institutional land use to Mixed Use land use and Low Density Mixed Use land use. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development Department, presented item and recommended approval of the request to 1) Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan, and 2) Change the land use designation of multiple parcels bound by East Josephine Street to the north, IH-35 to the south, North Hackberry Street to the east, and Broadway to the west from Neighborhood Commercial land use and Public Institutional land use to Mixed Use land use and Low Density Mixed Use land use.

Gilbert Murillo, citizen, expressed his concerns regarding the plan amendment.

Marlene Hawkins, citizen, expressed her concerns with the extreme high rise of the buildings and is in opposition of the potential construction of these buildings.

Moy Huey, Jr., citizen, expressed his concerns regarding the plan amendment.

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

23. **PA11055** - Public hearing and consideration of a resolution amending the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by adding the

MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amending the land use plan by adding a Low Density Mixed Use land use classification, updating the existing text in the land use plan section, and changing the use of multiple parcels located within an area bound by Burr Road to the north, Brackenridge Avenue to the south, North New Braunfels Avenue, Catalpa, Bellview, Milton, Margaret, and North Pine Streets to the east, and Broadway and Avenue B to the west from Neighborhood Commercial land use to Mixed Use land use and Low Density Mixed Use land use. (Planning and Community Development Department by Michael Taylor)

Michel Taylor, Planning and Community Development Department, presented item and recommended approval of the request to 1) Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan, 2) Amend the land use plan by adding a Low Density Mixed Use land use classification and updating the existing text in the land use plan section, and 3) Change the land use designation of multiple parcels bound by Burr Road to the north, Brackenridge Avenue to the south, North New Braunfels Avenue, Catalpa, Bellview, Milton, Margaret, and North Pine Streets to the east, and Broadway and Avenue B to the west from Neighborhood Commercial land use to Mixed Use land use and Low Density Mixed Use land use.

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

- 24. PA11056** - Public hearing and consideration of a resolution amending the River Road Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development Department, presented item and recommended approval of the request to add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan.

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

- 25. PA11057** - Public hearing and consideration of a resolution amending the Tobin Hill Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development Department, presented item and recommended approval of the request to add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan.

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

- 26. PA11058** - Public hearing and consideration of a resolution amending the Westfort Alliance Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amending the land use plan by adding a Low Density Mixed Use land use classification, updating the existing text in the land use plan section, and changing the use of multiple parcels located within an area bound by East Mulberry Avenue to the north, Brahan Boulevard to the south, Margaret Street, North Pine Street, and Haywood Avenue to the east, and Broadway to the west from Neighborhood Commercial land use to Mixed Use land use and Low Density Mixed Use land use. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development Department, presented item and recommended approval of the request to 1) Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan, 2) Amend the land use plan by adding a Low Density Mixed Use land use classification and updating the existing text in the land use plan section, and 3) Change the land use designation of multiple parcels bound by East Mulberry Avenue to the north, Brahan Boulevard to the south, Margaret Street, North Pine Street, and Haywood Avenue to the east, and Broadway to the west from Neighborhood Commercial land use to Mixed Use land use and Low Density Mixed Use land use.

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

OTHER ITEMS:

- 27.** Approval of the minutes for the August 24, 2011 Planning Commission meeting.

Motion: Commissioner Sherrill to approve the August 24, 2011 Planning Commission minutes.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

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28. Director's report - City Council Action Update (Planning Commission Items sent to Council)
29. 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
30. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:14 pm.

APPROVED



Jose R. Limon

ATTEST:

