

# SAN ANTONIO PLANNING COMMISSION MINUTES



September 22, 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



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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 ITEM:

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

- Annual orientation (Planning and Development Services, Robert Lombrano)
- Discussion regarding dates for a guided Mission Reach Tour (Center City, Lori Houston)
- Agenda items may be discussed (Planning and Development Services)

### 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.

Donna Schueling, Planner, presented items.

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

- A. 080589      **Park Hill Hts SO PUD POD B U2\***  
(North of Wilderness Oak, east side of Heights Boulevard)

- B. 100062      Belterra Unit 3 PUD\***  
(On the west side of Torena Loop, south of Portola View)

**REPLAT:**

- C. 100127      Store No. 03551\***  
(At the southeast corner of Wilderness Oak and Hardy Oak)

Chair Hartman closed the public hearing.

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## **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 6-8 HELD ABOVE:**

- 6. 080589      Park Hill Hts SO PUD POD B U2\***  
(North of Wilderness Oak, east side of Heights Boulevard)
- 7. 100062      Belterra Unit 3 PUD\***  
(On the west side of Torena Loop, south of Portola View)
- 8. 100127      Store No. 03551\***  
(At the southeast corner of Wilderness Oak and Hardy Oak)

**PLATS:**

- 9. 100038      Stillwater Ranch Unit 8A**  
(Northwest of the intersection of Stillwater Parkway and Horse Crescent)

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

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

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## INDIVIDUAL CONSIDERATION

### VARIANCES and APPEALS:

- 10. 060328 Windfield Unit 7** (Time Extension)  
(Extending Winfield Path to the east from Unit 1)

Donna Schueling, Planner, presented item and recommends approval.

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

- 11. 060664 Fox Grove Unit 11** (Time Extension)  
(East of the intersection of Dusty Canyon and Crystal Bay)

Larry Odis, Planner, presented item and recommends approval.

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

- 14. 070323 Amber Creek Unit 2** (Time Extension)  
(South of the intersection of Kriewald and Lilac Field)

Larry Odis, Planner, presented item and recommends approval.

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

Commissioner Lindhorst was recused and left the board room.

- 12. 070220 Kallison Ranch Unit 25** (Time Extension)  
(Near the northeast corner of Tally Road and Culebra Road)

Donna Schueling, Planner, presented item and recommends approval.

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

**13. 070251 Kallison Ranch Unit 24** (Time Extension)  
(Northeast of the intersection of Culebra Road and Kallison Vista)

Donna Schueling, Planner, presented item and recommends approval.

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

**15. 070343 Ridge at Lookout Canyon Phase II PUD** (Time Extension)  
(Northeast of the intersection of Overlook Parkway and Canyon Golf Road)

Larry Odis, Planner, presented item and recommends approval.

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

**COMPREHENSIVE MASTER PLANS:**

- 16.** Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road. (Planning and Development Services Department, by Richard Martinez)

Richard Martinez, Senior Planner, presented item and recommended approval.

Steve Drenner, representing property that is directly affected by the proposed amendment, stated they are in support of this request as it would alleviate drainage problems, provide improved north-south connectivity, maintains east-west connectivity and provides safe access for neighborhoods to the south but most importantly it would much improve the visibility issue. He further stated the proposal has been presented to the Technical Advisory Committee (TAC) and have recommended approval and the Redland Springs Homeowners Association who have also expressed their support.

Shauna Weaver, representing 3 property owners, stated they do not disagree with what staff has present however their concern is that staff is recommending for a full median thru the intersection to enhance operational efficiency, which means the existing traffic signal would be eliminated and left turn access from Jones Maltsberger on Classen Road would also be eliminated.

Patrick Christensen, representing Rick Sheldon, stated since the last continuance they have had an opportunity to meet with staff and further discuss this proposal however he like to request a 30 day continuance to further discuss the median issue. As stated by the previous speaker, Shauna Weaver, they also have concerns with the removal of left turn access be eliminated.

Doug Pape, stated he is still in opposition of this proposal. He expressed safety concerns for his family as they exit their driveway. He stated there is visibility issues that still exist that needs to be addressed.

Motion: Commissioner Martinez to approve as staff presented.

Second: Commissioner Sherrill

In Favor: Hartman Limon, Rodriguez, Chao, Billa Burke, Martinez, Sherrill

Opposed: Briones

Recused: Lindhorst

Motion Passes

17. Consideration of a resolution to approved the San Antonio Botanical Garden 2010 Master Plan. (Parks and Recreation Department, by Sandy Jenkins)

Bob Brackman, Botanical Garden Manager, presented item and recommended approval.

Motion: Commissioner Rodriguez to approve as staff presented.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed None

Motion Passes

**OTHER ITEMS:**

18. A Proclamation in honor of Community Planning month (Planning and Development Services, by Patrick Howard)

Patrick Howard, Assistant Director, presented item.

19. Approval of the minutes for the September 8, 2010 Planning Commission meeting

Motion: Commissioner Chao to approve as staff presented.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed None

Motion Passes

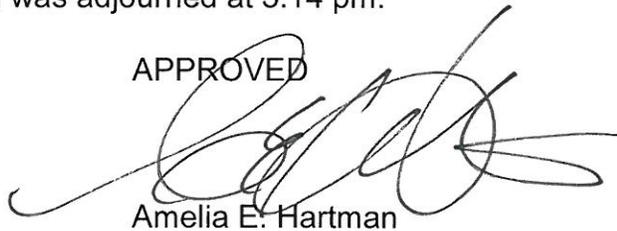
20. Director's report - City Council Action Update (Planning Commission Items sent to Council)

21. 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

**22. ADJOURNMENT.**

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

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary