

SAN ANTONIO PLANNING COMMISSION MINUTES



September 28, 2011



2:00 P.M.

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 ITEMS:

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

- Agenda items may be discussed (Development Services Department)

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

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

Absent: None

4. Citizens to be heard – No Citizens to be heard.

Chair Hartman opened the public hearing.

Donna Camacho, Planner, presented items.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 100321 **Theo Parkway Realignment**
(West side of Mission Road, south of Theo Parkway)

B. 110239 **Villa Santiago**
(On the north side of Whitby Road, west of Babcock Road)

* Project is located in the Camp Bullis Notification Area.

- C. 110281 Richland Hills Unit-5A BSL**
(North of Deer Park, west of Leander)

Chair Hartman 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 6-8 HELD ABOVE:

6. **100321 Theo Parkway Realignment**
(West side of Mission Road, south of Theo Parkway)
7. **110239 Villa Santiago**
(On the north side of Whitby Road, west of Babcock Road)
8. **110281 Richland Hills Unit-5A BSL**
(North of Deer Park, west of Leander)

PLATS:

9. **090369 Tres Laurels Montgomery Road**
(North of U.S. Hwy 90, east of S.H. 211)
10. **110007 Estonia Subdivision Unit 2**
(Southwest of the intersection of Military Drive West and Rapla Crossing)
11. **110285 Kallison Ranch Phase I Unit 3B**
(Northwest of the intersection of Kallison Bend and Culebra Road)

Chair Hartman asked for a motion on the Consent Agenda.

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

INDIVIDUAL CONSIDERATION

PLATS:

12. ~~400276~~ ~~Spurs Park, Unit 2~~ (pending) – Pulled
(Southwest of the intersection of Floyd Curl Drive and Spurs Lane)

Commissioner Lindhorst left the boardroom for the purpose of recusal.

VARIANCES and APPEALS:

13. **080520** **Potranco/American Lotus** (time extension)
(On the south side of Potranco Road, east and west of American Lotus)

Richard Carrizales, Planner, presented item and recommended approval.

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

Commissioner Lindhorst returned into the boardroom.

14. **11-IV-002** **24089 Campbellton Road** (certificate of determination appeal)
(On the west side of Campbellton Road, north of Ranch Trail Road)

Donna Camacho, Planner, presented item and recommended denial.

John Powers, owner, stated he is retired and purchased the property with the intent to develop his single family home. Prior to purchase, his Realtor, Trish Verdekal, did a title search and no legal issues were found. He further stated the property still shows signs that at one time there was a single family home on the property as the foundation still exists and he was proposing to erect a shed.

Trish Verdekal, Realtor for subject property, stated she spoke to the seller and was informed that all utilities exist as stated on the seller's disclosure. Upon visiting the property with Mr. Powers, the property did not have an electric meter pole nor septic system or a functioning well. She further stated when they asked the seller about platting; he stated as per Development Services Department the property was exempt because it was grandfathered and all that was needed was for the buyer to apply for a Certificate of Determination.

John Sytsma, Alamo Transport, stated he has visited the subject property and as stated by Mr. Powers that is evidence that there was once a single family structure on the subject property. He further stated there is an existing septic system and an existing BexarMet water meter from the old house. The only thing that is lacking is electricity.

Cindy Powers, owner, she is uncertain as to how they do not meet any of the 15 requirements.

Motion: Commissioner Martinez to a continuance until October 12, 2011

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes

STREET NAME CHANGE:

15. **S11-003** Public hearing and consideration of a Street Name Change resolution to change Industry Drive to Gabriel's Place. (Development Services Department by Juanita Gonzalez)

Abel Torres, Building Location Specialist, presented item and recommended approval.

Anita Hime, representing Lo Bello de San Antonio Women's Club, stated the purpose of this request is to honor Johnny D. Gabriel for all his contributions to the community to benefit education and other community initiatives.

Motion: Commissioner Lindhorst to approve item as presented

Second: Commissioner Martinez

In Favor: Limon, A. Rodriguez, R. Rodriguez, Billa Burke, Briones, Lindhorst, Martinez, Sherrill

Opposed: Hartman

Motion Passes

COMPREHENSIVE MASTER PLANS:

16. **PA11052** - Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 4.17 acres located at 7386 Grissom Road from Suburban Tier land use to Specialized Center land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended denial.

Habib Erkan, representative, stated the purpose of this amendment is to bring existing recycling facility into compliance. He stated his client has been in operation since 1996 and till the date has passed his annual SAWS inspections. In 2001, the UDC was amendment and as part of those amendments the "I-1" prohibit outside storage, which is the purpose of this plan amendment.

Motion: Commissioner Briones to amend the land use the subject property from suburban tier to specialized land use.
Second: Commissioner Lindhorst
In Favor: Limon, A. Rodriguez, R. Rodriguez, Billa Burke, Briones, Lindhorst, Martinez, Sherrill
Opposed: Hartman
Motion Passes

17. **PA11053** - Public hearing and consideration of a resolution amending the land use plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.0864 acres located at 710 Arthur Street from Medium Density Residential land use to Public/Institutional land use. (Planning and Community Development Department by Robert C. Acosta)

Commissioner Billa Burke left at 3:32 pm.

Robert Acosta, Planning and Community Development Department, presented item and recommended approval.

Ruben Fechner, applicant, stated the purpose of this request is to allow for development of a community center for the community.

Mel Fechner, stated he would like to express his support for this proposal. He stated he also help run the center and feels this would have a positive impact on community

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

18. **PA11059** - Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 8.093 acres located at 6310 and 6446 North New Braunfels Avenue from Neighborhood Commercial land use to Community Commercial land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, presented item and recommended approval.

Ashley Farrimond, representative, stated the purpose of this amendment is to allow for a Veterinary Hospital. She stated they have been in contact with the surrounding business owner and have express support for this amendment.

Elizabeth Jones, Chair of Alamo Heights Christian Church, stated they would like additional information on what and how this proposal may affect their church.

Motion: Commissioner A Rodriguez to approve item as presented
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

19. Public hearing and consideration of a resolution recommending approval of the San Antonio Complete Streets Policy. (Planning and Community Development Department by Trish Wallace)

Trish Wallace, Planning and Community Development Department, presented item and recommended approval.

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

20. Approval of the minutes for the September 14, 2011 Planning Commission meeting.

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

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

22. 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.

23. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:09 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary