

SAN ANTONIO PLANNING COMMISSION MINUTES



September 9, 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 and CIMS Presentation

2. 2:05 P.M.– Call to Order, Board Room

3. Roll Call – **All Present**

4. Citizens to be heard - **None**

5. PUBLIC HEARINGS – Chair opens public hearing.

REPLATS:

A. 070672

Stone Oak 281*

(North of Stone Oak Parkway, west of US Highway 281)

B. 080571

MCECC*

(On the north side of Casa Bella Road, east of IH 10)

C. 090196

Broadway Plaza, Unit 17

(At the northwest corner of Loop 410 and Nacogdoches Road)

* Project is located in the Camp Bullis Notification Area.

- D. 090248 McCombs Ford @ IH 10**
(Near the northeast corner of IH 10 and Callaghan Road)

Chair closed 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 - 9 HELD ABOVE:

6. **070672 Stone Oak 281***
(North of Stone Oak Parkway, west of US Highway 281)
7. **080571 MCECC***
(On the north side of Casa Bella Road, east of IH 10)
8. **090196 Broadway Plaza, Unit 17**
(At the northwest corner of Loop 410 and Nacogdoches Road)
9. ~~**090248 McCombs Ford @ IH 10**~~ **Pulled to individual consent.**
(Near the northeast corner of IH 10 and Callaghan Road)

PLATS:

10. **070704 Stillwater Ranch, Unit 12A**
(North of the intersection of Culebra Road and Roft Road)
11. **080377 Reed Road Apartments**
(On the east side of Loop 1604, south of Reed Road)
12. **080264 North Pointe, Unit 2A PUD***
(On the northwest side of Woodlawn Ridge, southwest of Marshall Road)
13. **090134 Redbird Ranch, Unit -4B**
(North of Potranco Road, northwest of Texas Research Parkway)

Motion: Commissioner Rodriguez moves to pull items 5D & 9 to individual consideration.
Motion: Commissioner Hartman to approve consent agenda less items 5D & 9.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

5D & 9. 090248 McCombs Ford @ IH 10

(Near the northeast corner of IH 10 and Callaghan Road)

Motion: Commissioner Martinez to approve items 5D & 9.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

PLATS:

14. 060334 Westover Hills Office Park (time extension) (On the south side of Rogers Road, west of Westover Hills Boulevard)

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

COMPREHENSIVE MASTER PLANS:

16. 09020 Public hearing and consideration of a resolution amending the Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 1) 0.5920 acres located at 3779 Roosevelt Avenue and 1.1853 acres located at 3783 Roosevelt Avenue from High Density Residential to Mixed Use land use; 2) 0.5310 acres located at 3727 Roosevelt Avenue, 1.4905 acres located at 3623 Roosevelt Avenue, 3.4309 acres located at 3705 Roosevelt Avenue, 0.8919 acres located at 3715 Roosevelt Avenue, and 0.8767 acres located at 3601 Roosevelt Avenue from Neighborhood Commercial to Community Commercial land use; and 3) 0.9500 acres located at 4849 Roosevelt Avenue, 0.4030 acres located at 4709 Roosevelt Avenue, 0.2650 acres located at 4715 Roosevelt Avenue, 0.2020 acres located at 4719 Roosevelt Avenue, 0.2296 acres located at 4729 Roosevelt Avenue, 0.2296 acres located at 4803 Roosevelt Avenue, 2.7713 acres located at 4805 Roosevelt Avenue, 1.1413 acres located at 4841 Roosevelt Avenue, and 0.3627 acres located at 4705 Roosevelt Avenue from Neighborhood Commercial to Mixed Use land use. (Planning and Development Services Department by Michael Taylor)

Henry Valle: Addressing issue on smell issue at this area that can't be fixed.

James Barden: Requesting confirmation of zoning changes on property from city staff.

Motion: Commissioner Burke to follow staffs recommendation for approval.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion Passes

LAND TRANSACTIONS:

15. Consideration of a resolution to transfer requested land to the Texas Parks and Wildlife Department (TPWD). The land consists of approximately 3,000 acres adjacent to Government Canyon State Natural Area situated in Bexar County, Texas. Also, authorizing the transfer of endangered species migration credits issued by the U.S. Fish and Wildlife Department to be transferred for the use and benefit of Ft. Sam Houston on their Camp Bullis Site. (Parks and Recreation Department by Sandy Jenkins)

Motion: Commissioner Hartman to follow staffs recommendation for approval.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

Motion Passes

17. 09022 - Public hearing and consideration of a resolution amending the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2296 acres located at 505 Roosevelt Avenue, 0.1862 acres located at 511 Roosevelt Avenue, 0.7483 acres located at 541 Roosevelt Avenue, 0.3267 acres located at 615 Roosevelt Avenue, 0.0861 acres located at 621 Roosevelt Avenue, 0.3449 acres located at 508 Grove Avenue, 0.3192 acres located at 200 Yellow Stone Street, and 0.0680 acres located at 507 West Highland Boulevard from Low Density Residential to Mixed Use land use. (Planning and Development Services Department by Michael Taylor)

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Burke

In Favor: Unanimous

Opposed: None

Motion Passes

OTHER ITEMS:

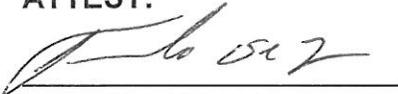
19. Director's report –
- **Sept. 28th – 30th : SABCA training regarding the UDC by Mark White at PDSD.**
 - **Sept. 30th will be ½ day discussing rough proportionality.**
 - **On Sept. 3rd City Council appointed Mr. Williams from District 8 to the Planning Commission as Ex Officio.**
18. Approval of the minutes for the August 26, 2009 Planning Commission meeting
- Correct grammatical errors and re-order the motions. Will review at the next meeting for approval.**
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 3:20 PM.

APPROVED:


Cecilia Garcia, Chair

ATTEST:


Executive Secretary