

# SAN ANTONIO PLANNING COMMISSION MINUTES



June 23, 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 ITEMS:

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (PDSD)
- Briefing on the North Sector Plan and Heritage South Sector Plan (PDSD)

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

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

4. Citizens to be heard

Chair opened the public hearing.

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

A. 080436      **Old Camp Bullis Corner\***  
(On the west side of Talavera Ridge, south of Old Camp Bullis Road)

B. 100141      **Hidden Cove Elementary Site**  
(North of the intersection of Gray Buffalo Drive and Potlatch Drive)

\* Project is located in the Camp Bullis Notification Area.

- C. 100153**      **Dominion Cottage Estates, Unit 5-C PUD\***  
(On the southwest side of Tuscany Court, south of Ambassador Lane)

**REPLATS:**

- D. 090353**      **The Residence at Medical Center**  
(Southwest of the intersection of Huebner Road and Apple Green Road)

- E. 100028**      **Montabella-Foster Road**  
(On the west side of Foster Road, north of Lakeview Drive)

Chair 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.

Chair stated item number 6 Plat 080436 has been pulled for the purpose of recusal and item number 12 Plat 100080 has been pulled as per the applicant's request.

**PUBLIC HEARINGS FOR ITEMS 6-10 HELD ABOVE:**

- ~~6.      080436      **Old Camp Bullis Corner\*** - Pulled  
(On the west side of Talavera Ridge, south of Old Camp Bullis Road)~~
7.      100141      **Hidden Cove Elementary Site**  
(North of the intersection of Gray Buffalo Drive and Potlatch Drive)
8.      100153      **Dominion Cottage Estates, Unit 5-C PUD\***  
(On the southwest side of Tuscany Court, south of Ambassador Lane)
9.      090353      **The Residence at Medical Center**  
(Southwest of the intersection of Huebner Road and Apple Green Road)
10.     100028      **Montabella-Foster Road**  
(On the west side of Foster Road, north of Lakeview Drive)

**PLATS:**

11. 100051 **Hillcrest, Unit 5A Phase 1**  
(At the southeast corner of Spurs Ranch and Range Boss)
12. ~~100080~~ ~~**Valencia Terrace Enclave\***~~ - **Pulled**  
(~~At the northeast corner of Old Blanco Road and Borgfeld Drive~~)

Chair Hartman asked for a motion to approve items on the Consent Agenda minus item number 6 and 12.

Motion: Commissioner Sherrill to approve the items on the Consent Agenda minus item number 6 and 12.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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**INDIVIDUAL CONSIDERATION**

Commissioner Briones recused himself from this case and left the boardroom.

6. 080436 **Old Camp Bullis Corner\***  
(On the west side of Talavera Ridge, south of Old Camp Bullis Road)

Donna Schueling, Planner, introduced item and recommended approval.

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

Commissioner Briones returned to the boardroom.

**VARIANCES and APPEALS:**

13. 030217 **Coker United Methodist Church Add 1** (time extension)  
(North of North Loop Road, east of West Avenue)

Robert Lombrano, Planner, introduced item and recommended approval.

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

**14. 10-02-007 Monterrey Village Rights Determination Appeal**  
(South of Highway 151 between Loop 410 and Hunt Lane)

This item has been continued as per the applicant's request.

**LAND TRANSACTIONS:**

15. Public Hearing and consideration of a request to sell the 243 Center Street property; acquire and dispose of approximately 23.626 acres of property east of and adjoining Palo Alto College on the South Side. (Center City Development Office, by David McGowen)

David McGowen, Center City Department Office, presented item.

Jeff Rochelle, President of St. Paul Square Inc., stated they are in support of this proposal as this would help in the continuation of the revitalization of the neighborhood.

Leo Zuniga, stated he is in support.

Horace Brown, stated he is in opposition of this proposal. He stated he is concerned with the negative impact this would have on the community.

Nettie Hinton, spoke in opposition of this proposal. She stated their intent is to help preserve and enhance their neighborhood and expressed concerns with the how this would negatively affect their neighborhood.

Willie Mitchell, stated he support this proposal. He stated their neighborhood continuously suffers from lack of parking. He feels this would bring economic development which will bring in more revenue into the community.

Rose Mary Kowalski, stated she is in favor. She stated this would help alleviate the parking issues they have in the neighborhood.

Diane Green, stated she does not support this proposal. She does not feel this is an opportunity for economic development.

Commissioner Lindhorst recused himself from this case and left the boardroom at 3:00 pm.

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

16. **PA10017** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately: 1) 0.725 acres out of NCB 7665 located at 1018 East Southcross Boulevard from Mixed Use land use to Heavy Industrial land use, and 2) 1.254 acres out of NCB 7665 located at 1018 East Southcross Boulevard from Mixed Use land use to Light Industrial land use. (Planning and Development Services Department by Michael Taylor)

Michael Taylor, Interim Senior Management Analyst, present item.

Miguel Salazar, stated he is in opposition of the proposed plan. He stated San Antonio Health Services and Care Unlimited have recently purchased the within this area and are in the process of constructing a 110 long term care facility. He expressed concerns with how this proposed plan may negatively affect their development.

Bebb Francis, representing ICP, stated they have been working closely with the councilwoman's office and members of the South Central Alliance to try to reach a resolution.

Garrett Dinkla, stated they are in opposition to this proposal.

Motion: Commissioner Chao to follow staff's recommendation of denial.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Recused: Lindhorst  
Motion Passes

17. TAC interviews and appointments.

Chair asked for a motion for Planning Professional seat for the TAC

Motion: Commissioner Lindhorst to appoint Bradley Peel for Planning Professional seat for the TAC  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Chair asked for nomination for the Architecture Professional seat for the TAC

Commissioner Limon nominated Robert Hanley and was seconded by Commissioner Sherrill.

Motion: Commissioner Limon to appoint Robert Hanley for the Architecture Professional seat for the TAC  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Chair asked for nomination for the Development Community seat for the TAC

Commissioner Chao nominated Michael Moore and was seconded by Commissioner Sherrill.

Commissioner Rodriguez nominated Zachary Harris and was seconded by Commissioner Limon

**Michael Moore**

Chao, Briones, Lindhorst, Sherrill

**Zachary Harris**

Hartman, Limon, Rodriguez

Motion Fails.

**2<sup>nd</sup> Vote**

**Michael Moore**

Limon, Chao, Briones, Lindhorst, Sherrill

**Zachary Harris**

Hartman, Rodriguez

Motion Passes

Chair asked for nomination for the Engineering Representative seat for the TAC

Commissioner Briones nominated Ian Cude and was seconded by Commissioner Sherrill.

Commissioner Briones nominated Gene Dawson and was seconded by Commissioner Sherrill.

Commissioner Hartman nominated Michael Coyle and seconded Commissioner Rodriguez.

**Ian Cude and Gene Dawson**

Limon, Chao, Briones, Lindhorst, Sherrill

**Gene Dawson and Michael Coyle**

Rodriguez

**Ian Cude and Michael Coyle**

Hartman

Motion Passes for Ian Cude and Gene Dawson

**18.** Approval of the minutes for the June 9, 2010 Planning Commission meeting

Motion: Commissioner Lindhorst to approve the minutes as presented

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Motion Passes

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

Patrick Howard, Assistant Director, briefed Commission on the street closures approved by City Council on portions of Edenbridge Boulevard and closure of portions Leona Street.

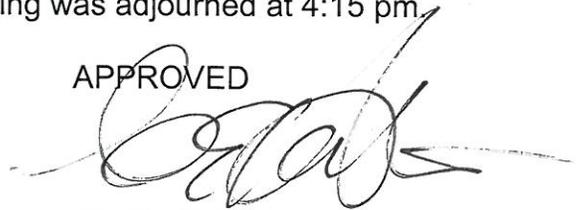
Elizabeth Carol, stated Saturday, July 24<sup>th</sup> is the preferred date for the tour and will be in contact with Texas Wildlife to schedule date.

**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 4:15 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary