

# SAN ANTONIO PLANNING COMMISSION MINUTES



September 10, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao-Hrenek

Andrea Rodriguez



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, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)
- Briefing on the 5-year review of the Near Northwest Community Plan (by Tyler Sorrells, Planner, Planning and Community Development Department)

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

### 3. Roll Call – Present: Van Eman, Garcia, Romero, Hartman, Friesenhahn, Limon, Chao, Rodriguez

Absent: None

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

**A. 070269 Alamo Farmsteads** (rescheduled 8-27-08)  
(On the east side of Stonykirck Road, south of Modean)

**B. 080114 Alamo Ranch U-44A Replat PUD**  
(Southwest of Alamo Ranch Parkway and Del Webb Boulevard)

**C. 080171 The Reserve at Deerfield PUD**  
(On the east side of Bitters Road, and north of Wild Deer Pass)

- D. 080318 Reserve at Deerfield PUD Drainage**  
(East of the intersection of West Bitters and Wild Deer Pass)
- E. 080458 Rio Bravo Coahuila**  
(On the west side of Clamp Avenue, north of Gillette Boulevard)

**PLANNED UNIT DEVELOPMENT (PUD) PLANS:**

- F. 08-006 Brenthurst at the Dominion, Phase I**  
(On the north side of Brenthurst Lane, east of Vail Abbey)

**REPLATS:**

- G. 080132 Longhorn Quarry**  
(Near the intersection of Wurzbach Parkway and Thousand Oaks Drive)
- H. 080337 Woodlake Industrial Park, Unit 7A**  
(At the southwest corner of Woodlake Center and Railway)
- I. 080395 Silver Oaks, Unit 8 Phase A Replat**  
(Extending Silver Pointe westward from Stone Chase)

Chairman Van Eman opened the public hearing.  
Chairman Van Eman 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, or have met all standards for development under state law (plats only), 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 6-12 HELD ABOVE:**

- 6. 070269 Alamo Farmsteads**  
(On the east side of Stonykirk Road, south of Modean)
- 7. 080114 Alamo Ranch U-44A Replat PUD**  
(Southwest of Alamo Ranch Parkway and Del Webb Boulevard)
- 8. 080171 The Reserve at Deerfield PUD**  
(On the east side of Bitters Road, and north of Wild Deer Pass)

9. **080318 Reserve at Deerfield PUD Drainage**  
(East of the intersection of West Bitters and Wild Deer Pass)
10. **080458 Rio Bravo Coahuila**  
(On the west side of Clamp Avenue, north of Gillette Boulevard)
11. **080132 Longhorn Quarry**  
(Near the intersection of Wurzbach Parkway and Thousand Oaks Drive)
12. **080337 Woodlake Industrial Park, Unit 7A**  
(At the southwest corner of Woodlake Center and Railway)
13. **080395 Silver Oaks, Unit 8 Phase A Replat**  
(Extending Silver Pointe westward from Stone Chase)

**PLATS:**

14. **060803 Heights @ S.O. PUD POD A U3 PH 1**  
(West of Heights Boulevard, north of Wilderness Oaks)
15. **060804 Heights at S.O. PUD POD A U3 PH 2**  
(The extension of Vecchio from Heights at S.O. PUD POD A U2 PH2)
16. **060805 Heights at S.O. PUD POD G Unit 2**  
(The extension of Enchanted Way from Heights at S.O. PUD G, Unit 3)
17. **060806 Heights at S.O. PUD, POD G, Unit 4**  
(On the south side of Heights Boulevard, east of Enchanted Way)
18. **070492 Shady Falls Estates**  
(On the west side of Borregas Road at Old Corpus Christi Road)
19. **080049 Hamilton Wolfe-Floyd Curl M.O.B.**  
(On the northwest corner of Floyd Curl and Hamilton Wolfe)

**LAND TRANSACTIONS:**

- ~~20. Consideration of the granting of an access easement to the Campus of the San Antonio Jewish Community (Jewish Campus) for a joint use driveway and entry into Voelcker Park and the Jewish Campus at the corner of Northwest Military and Wurzbach Parkway along with the acquisition of an easement for public park uses from the Jewish Campus in consideration of the access easement. (Parks and Recreation Department by Krystal Strong). **Pulled for recusal purposes of a board member.**~~

21. Request to Sell City-Owned Real Property 412 East Commerce Street (George Rodriguez, Assistant Director, Capital Improvements Management Services Department)
22. Request to Acquire Real Property for City Use 315 South Santa Rosa Street, (George Rodriguez, Assistant Director, Capital Improvements Management Services Department)

Chairman Van Eman asked for a motion to approve items on the Consent agenda minus Item #20.

Motion: Commissioner Garcia to approve the items on the Consent Agenda minus Item #20.  
Second: Commissioner Romero  
In Favor: Unanimous  
Opposed: None  
Motion Passes

20. Consideration of the granting of an access easement to the Campus of the San Antonio Jewish Community (Jewish Campus) for a joint use driveway and entry into Voelcker Park and the Jewish Campus at the corner of Northwest Military and Wurzbach Parkway along with the acquisition of an easement for public park uses from the Jewish Campus in consideration of the access easement. (Parks and Recreation Department by Krystal Strong)

Commissioner Garcia recused herself and left the Board Room.

Motion: Commissioner Romero to approve as staff recommended.  
Second: Commissioner Hartman  
Recused: Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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## INDIVIDUAL CONSIDERATION

### PLANNED UNIT DEVELOPMENT (PUD) PLAN (PUBLIC HEARING FOR ITEM 23 HELD ABOVE):

Commissioner Garcia re-entered the Board Room.

23. 08-006 **Brenthurst at the Dominion, Phase I**  
(On the north side of Brenthurst Lane, east of Vail Abbey)

Staff introduced the item and recommended approval.

Motion: Commissioner Garcia to follow staff recommendation  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes

24. 080092 **Brenthurst at the Dominion, Phase 1 PUD**  
(On the north side of Brenthurst Lane, east of Vail Abbey)

Staff introduced the item and recommended approval.

Motion: Commissioner Garcia to follow staff recommendation.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**VARIANCES and APPEALS:**

25. 070593 **Lady of the Lake Gardens** (Deferral resolution)  
(On the northwest corner of Castroville Rd. and SW 35<sup>th</sup> St.)

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to adopt a resolution to terminate utilities and revoke building permits.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

26. ~~080184~~ ~~**Carreon Subdivision**~~ (Deferral resolution)  
~~(On the south side of Rigsby Avenue, west of Ancel)~~ **Pulled**

27. FPV 08-014 **Lookout Road at Loop 1604** (Floodplain)  
(At the northeast corner of Loop 1604 and Lookout Road)

Staff introduced the item and recommended approval.

Motion: Commissioner Garcia to follow staff recommendation.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**LAND TRANSACTIONS:**

28. Planning Commission hearing and action regarding request for disannexation of approximately 62 acres generally located east of Hwy 281 and south of Loop 410 South. Property is part of the Espada Project, a proposed development of approximately 1,800 acres, which has requested the creation of a Public Improvement District from Bexar County. (Planning and Community Development Department by, Trish Wallace, Planning Manager)

Nina Nixon-Mendez, Planning Manager, introduced item and recommended approval.

Motion: Commissioner Limon to follow staff recommendation.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

29. **S.P. 1364** Request to close, vacate and abandon a portion of Old Bulverde Road public right of way located between Loop 1604 NE and Jones Maltsberger Road adjacent to NCB 17725. (George Rodriguez, Assistant Director, Capital Improvements Management Services Department)

Martha Almeria, Capital Improvements Management Services, introduced item.

Motion: Commissioner Limon to follow staff recommendation.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**COMPREHENSIVE MASTER PLANS:**

30. Case Number 08027 Public hearing and consideration of a resolution amending the Land Use Plan contained in the Kelly/South San PUEBLO Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.9972 acres generally located at 2634 SW 34<sup>th</sup> St. more specifically described by legal description NCB 11370 BLK 5 LOT 23 & 24 from Residential land use to Industrial land use. (Planning and Community Development Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

Sidra Maldonado, Planner, introduced item and recommended denial.

Motion: Commissioner Romero to follow staff recommendation.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**OTHER ITEMS:**

31. Approval of the minutes for the August 27, 2008 Planning Commission meeting

Motion: Commissioner Garcia to approve the minutes of  
August 27, 2008 as corrected.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

32. Director's report

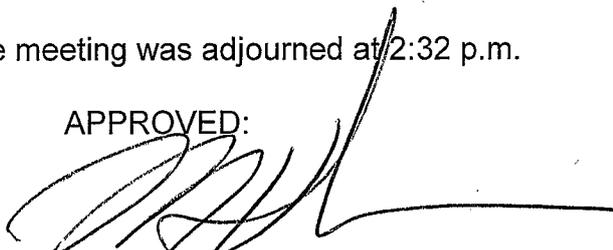
33. Questions and discussion

34. 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

35. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:32 p.m.

APPROVED:



Murray H. Van Eman, Chairman

ATTEST:



Executive Secretary