

SAN ANTONIO PLANNING COMMISSION MINUTES



September 24, 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



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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, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)

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

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

4. Citizens to be heard

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2009-FY 2014 Adopted Capital Improvements Plan. (Office of Management & Budget, by Peter Zanoi, Director, and Capital Improvements Management Services, by Michael Frisbie, Director)

Peter Zanoi, Director of Office of Management & Budget and Michael Frisbie, Director Capital Improvements Management Services presented item.

Motion: Commissioner Rodriguez to approve as staff recommended.

Second: Commissioner Romero

In Favor: Unanimous

Opposed: None
Motion Passes

6. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

- A. ~~070605~~ — ~~Diamond T Ranch, Unit 1 PUD~~
(North of Stone Oak Parkway at Diamond T Way) **PULLED****

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- B. 08-007 Dominion Panhandle**
(On the south side of Brenthurst Lane, east of Vail Abbey)

REPLAT:

- C. 080192 Brownstone Townhouse, Unit 8**
(On the west side of Paschal Avenue and south of East Locust Street)

Chairman Van Eman opened the public hearing.
Chairman Van Eman 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, 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 HEARING FOR ITEM 7 HELD ABOVE:

- 7. 080192 Brownstone Townhouse, Unit 8**
(On the west side of Paschal Avenue and south of East Locust Street)

PLATS:

- 8. 070005 SA #32 Bandera**
(Southeast of FM 1604; north of Bandera Road)
- 9. 070104 Weston Oaks, Unit 1**
(On the south side of Potranco Road, west of Grosenbacher Road)
- 10. 070105 Weston Oaks, Unit 5**
(On the south side of Potranco Road, west of Grosenbacher Road)

11. 080394 Villa Del Sol, Unit 10D
(East of Zarzamora Road at Ashley Boulevard)

12. 080577 Victoria Courts, Unit 1A
(On the north side of Santos Street; east of Labor Street)

Motion: Commissioner Romero to approve item as staff
recommended.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

PLANNED UNIT DEVELOPMENT PLAN (PUBLIC HEARINGS FOR ITEM 13 & 15 HELD ABOVE):

13. 08-007 Dominion Panhandle
(On the south side of Brenthurst Lane, east of Vail Abbey)

Motion: Commissioner Limon to approve item as staff
recommended.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

PLATS:

14. 080169 Dominion Panhandle
(On the south side of Brenthurst Lane, east of Vail Abbey)

Motion: Commissioner Limon to approve item as staff
recommended.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

15. 070605 **Diamond T Ranch, Unit 1 PUD** floodplain variance
(North of Stone Oak Parkway at Diamond T Way)

Commissioner Romero recused herself and left the Board Room.

Motion: Commissioner Rodriguez to approve item as staff
recommended.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Recusal: Romero
Motion Passes

COMPREHENSIVE MASTER PLANS:

- ~~16. 08030 Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of 1) approximately 120.20 acres located southwest of the intersection of Southton Road and Center Road from Resource Protection/Open Space and Rural Living land use to Heavy Industry land use, and 2) approximately 209.45 acres located south and southeast of the intersection of Southton Road and Center Road from Rural Living land use to Agriculture and Light Industry land use. (Planning and Community Development Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager) **PULLED**~~

17. Public hearing and consideration of a resolution affirming that an update to the Near Northwest Community Plan, which covers an area generally bounded by Bandera Road on the west; Callaghan Road and NW Loop 410 on the north; IH-10 to the east; and Culebra Road and Saint Cloud Road to the south, is not warranted at this time, in accordance with Planning and Community Development Department staff's recommendation and analysis. (Planning and Community Development Department by Tyler Sorrells, Planner, Nina Nixon-Mendez, Planning Manager)

Commissioner Romero re-entered the Board Room.

Tyler Sorrells, Planner, Planning and Community Development Department, presented item.

Charlotte Kahl, spoke in support of this item, as this would help preserve the community.

Motion: Commissioner Hartman to approve item as staff
recommended with no update is warranted.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

- 18.** Consideration of a request for an amendment to the Unified Development Code related to Carwashes. (Development Services Department by Chris Looney, Planning Manager)

Chris Looney, Development Services Department, presented item.

Motion: Commissioner Romero to recommend denial of an amendment to the Unified Development Code related to Carwashes
Second: Commissioner Chao
In Favor: Van Eman, Hartman, Romero, Friesenhahn, Chao, Rodriguez
Opposed: Limon
Motion Passes

- 19.** Approval of the minutes for the September 10, 2008 Planning Commission meeting.

Motion: Commissioner Hartman to approve the minutes of September 10, 2008 as amended.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

- 20.** Director's report.
- 21.** Questions and discussion.
- 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 3:20 p.m.

APPROVED:

A handwritten signature in black ink, appearing to read 'M. Van Eman', written over a horizontal line.

Murray H. Van Eman, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read 'Rob A. Garcia', written over a horizontal line.
Executive Secretary