

# SAN ANTONIO PLANNING COMMISSION MINUTES

May 27, 2009

2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Andrea Rodriguez

Lynda Billa Burke

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez



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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 (PDSD)
- Briefing on proposed ETJ release to the City of Schertz (PDSD)
- Briefing on proposed ETJ release to the City of Cibolo (PDSD)

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

## 3. Roll Call

Present: Garcia, Hartman, Limon, Friesenhahn, Rodriguez, Billa Burke, Chao, Linhorst,  
Martinez

Absent: None

## 4. Citizens to be heard

Leslie Bohl Jones, opposed to Napa Oaks.

## 5. PUBLIC HEARINGS

**Chair Garcia opened the public hearing.**

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

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

- A. 09-001      **NAPA Oaks\***  
(East of IH 10 and south of Woodland Parkway)

**REPLATS:**

- B. 090087      **Centerview Retail**  
(At the southwest corner of Loop 410 and Callaghan Road)

James Murcklen, 8834 Woodland Parkway, opposed to Napa Oaks.

**Chair Garcia 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 6-7 HELD ABOVE:**

6. ~~09-001      **NAPA Oaks\*** - **PULLED**~~  
~~(East of IH 10 and south of Woodland Parkway)~~

7.      090087      **Centerview Retail**  
(At the southwest corner of Loop 410 and Callaghan Road)

**PLATS:**

8.      070530      **Horizon Pointe, Unit 10A**  
(Extending Woodlake Parkway at Sierra Sunset)

9.      070531      **Horizon Pointe, Unit 10B**  
(East of the intersection of Woodlake Parkway, and Sierra Sunset)

10.     080357      **Mathews-Raymundo\***  
(On the east side of US Highway 281, north of Bulverde Road)

11.     080568      **Espada North Phase One**  
(Near the northwest corner of Loop 410 and Roosevelt Avenue)

~~12. 070690 NAPA Oaks, Unit 1 PUD\* -- PULLED~~  
~~(East of IH 10 and south of Woodland Parkway)~~

**LAND TRANSACTIONS:**

13. Consideration of a request to acquire an approximate 77 acres of donated land (Centex North and South) for Park Project Services Division. (Department of Parks and Recreation, by Sandy Jenkins)
14. Consideration of a request to acquire real property along Leon Creek for the Linear Creekway Park Development Program (Department of Parks and Recreation, by Andrew Blouet)

Chair Garcia called for a motion for the items on the Consent Agenda.

Motion: Commissioner Martinez to approve the Consent Agenda with the exception of items #6 Napa Oaks 09-001 and #12 Napa Oaks U1 PUD 070690.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

MOTION PASSES.

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**INDIVIDUAL CONSIDERATION**

6. 09-001 NAPA Oaks\*  
(East of IH 10 and south of Woodland Parkway)

Lisa Hill, 8814 Woodland Pkwy, spoke in opposition

Bill Kissinger, 8810 Woodland Pkwy, spoke in opposition

John Griffin, 8906 Woodland Pkwy, spoke in opposition

Amy McLin, attorney for Woods at Fair Oaks HOA, indicated clients have the following concerns: safety, traffic impact, pending developments, wildlife issues, water issues, drainage issues, impact on Camp Bullis, school over crowding and property values.

Dan Kossel, applicant, requested a continuance to June 10, 2009.

Motion: Commissioner Limon to continue 09-001 and 070690 to June 10, 2009.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

MOTION PASSES.

**PLATS:**

~~15. 070225 Alamo Ranch, Unit 29A Enclave Rescind approval **PULLED**  
(Southwest of the intersection of Chambers Cove and Cottonwood Way)~~

~~16. 090032 Alamo Ranch, Unit 29 A-1 Enclave new plat **PULLED**  
(Southwest of the intersection of Chambers Cove and Cottonwood Way)~~

**VARIANCES and APPEALS:**

17. 09-IV-003 455 Stonewall certificate of determination appeal  
(On the north side of Stone Wall Avenue, west of Pleasanton Road)

Pedro Cisneros, owner, requesting appeal for a certificate of determination denial.

Motion: Commissioner Martinez to deny request for a building permit.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

**LAND TRANSACTIONS:**

18. S.P. 1408 Request to close, vacate and abandon portions of Maryland, Dakota and Nevada Streets Public Rights of Way located between Wyoming Street and Martin L. King Drive adjacent to NCBs 1484 and 1504. (Capital Improvement Management Services, by Martha Almeria)

Martha Almeria, CIMS, presented the item.

Marco Rodarte, 121 Maryland, requested clarification on how far the closure will be down Mittman Street.

Motion: Commissioner Hartman to approve.  
Second: Commissioner Limon  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

- 19. S.P. 1413** Request to close, vacate and abandon and unimproved portion of Avenue "B" (Capital Improvement Management Services, by David Segovia)

Dave Segovia, CIMS, presented the item.

Motion: Commissioner Billa Burke to approve.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

- 20. S.P. 1418** Request to close, vacate and abandon an improved 15 foot-wide alley Public Right of Way located between Howard Street and Main Avenue in NCB 377. (Capital Improvement Management Services, by Martha Almeria)

Martha Almeria, CIMS, presented the item.

Motion: Commissioner Martinez to approve.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

**COMPREHENSIVE MASTER PLANS:**

- 21.** Briefing and consideration of amendment to the Major Thoroughfare Plan to realign a segment of Foster Road, de-designate a segment of Old Corpus Christi Road, and extend Southton Road alignments generally located east of I-37 and south of US Hwy 181 (Planning and Development Services, by Ashley McNabb).

Ashley McNabb, Planning & Development Services, presented the item.

Motion: Commissioner Limon to approve A, B and C.  
Second: Commissioner Martinez  
In Favor: Garcia, Hartman, Limon, Friesenhahn, Rodriguez, Chao, Lindhorst, Martinez  
Opposed: None  
Recused: Billa Burke

MOTION PASSES.

22. Briefing and consideration of amendment to the Major Thoroughfare Plan to delete segment of Crestway Road generally located east of FM 1516 and north of I-10 East (Planning and Development Services, by Priscilla Rosales-Piña)

Priscilla Rosales-Pina, Planning & Development Services, presented the item.

Motion: Commissioner Lindhorst  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

23. U09006 Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of the Kelly/S. San Pueblo Community Plan for an 89.26 acre area, generally bounded by Centennial and Fay on the north, S. Zazmora on the east, Linden, Gerald and W. Southcross to the south, and New Laredo Highway, Lyell, and Wabash on the west. (Planning and Development Services, by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

Sidra Maldonado, Planning & Development Services, presented the item.

Motion: Commissioner Rodriguez to approve, finding it consistent with the neighborhood plan.  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None

MOTION PASSES:

24. U09007 Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of the Nogalitos/S. Zarzamora Community Plan for a 5.22 acre area, generally bounded by Flanders on the north, Packard and Kyle on the east, Berlin to the south, and S. Zazmora on the west. (Planning and Development Services by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

Sidra Maldonado, Planning & Development Services, presented the item.

Allen Townsend, spoke in support of plan.  
Diane Lang, 143 Walton, spoke in support of plan.  
Daniel Garza, 420 Juanita, requested clarification.  
Socorro Alvarado, 1908 Fitch, spoke in support of plan.  
Mary Vara, 5326 S. Zarzamora, requested clarification.

Motion: Commissioner Rodriguez to approve, finding it consistent with the neighborhood plan.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

**OTHER ITEMS:**

**25.** Approval of the minutes for the May 13, 2009 Planning Commission meeting

Motion: Commissioner Billa Burke to approve May 13, 2009 minutes.  
Second: Commissioner Martinez  
In Favor: Garcia, Hartman, Limon, Rodriguez, Billa Burke, Chao, Lindhorst, Martinez  
Opposed: None  
Abstain: Friesenhahn

MOTION PASSES.

**26.** Director's report

- o Annual Improvement Project Report, May 2009 –  
Nina Nixon-Mendez, Planning & Development Services, presented Annual Improvement Project Report
- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o Edwards Aquifer
- o Professional Development Opportunity – conferences and workshops
- o Steering Committee on Historic Preservation
- o Technical Advisory Committee
- o Unified Development Code

**27.** 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

**28. ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:10 p.m.

APPROVED



Cecilia Garcia, Chair

ATTEST



Executive Secretary