

SAN ANTONIO PLANNING COMMISSION MINUTES



May 14, 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

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES 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 AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

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 Northeast Inner Loop Neighborhood Plan Update

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

3. Roll Call -- Present: Van Eman, Garcia, Limon, Romero, Hartman, Chao, Friesenhahn, James
Absent: None

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 070523

Klabunde Subdivision

(Northwest corner of Ralph Fair Road and Presido Haven)

B. 080103

Forest Crest

(Near the southeast corner of Point Comanche and Tejas Trail West)

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

C. 07-021 Bloomfield Hills PUD
(Near the southeast corner of Babcock Road and Cielo Vista Drive)

REPLATS:

D. 070285 Stillwater Ranch, Unit 15
(Extending Stillwater Parkway eastward from Stillwater Ranch, U-3)

E. 060590 Bella Vista Unit 2, Section 3 (postponed from 4-23-08)
(On the north side of Potranco Road; east of Stevens Parkway)

Chairman Van Eman opened the public hearing.

Item #5B

Mr. John Lewis, P.O. Box 691111, spoke in opposition to the proposed replat.

Ms. Stephanie Strolle, 5645 Camp Bullis Rd., spoke in opposition to the proposed replat.

Mr. Buddy Cook, 6 Dartford Lane, spoke in opposition to the proposed replat.

Item #5C

Mr. Fred Fribourg, 12011 Huebner Rd., spoke in opposition to the proposed replat.

Ms. Janet Ife, 20260 Babcock Rd., spoke in opposition to the proposed replat.

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 HEARINGS FOR ITEMS 6-10 HELD ABOVE:

6. 070523 Klabunde Subdivision
(Northwest corner of Ralph Fair Road and Presido Haven)

7. ~~080103~~ ~~Forest Crest~~ **Pulled**
(Near the southeast corner of Point Comanche and Tejas Trail West)
8. ~~07-021~~ ~~Bloomfield Hills PUD~~ **Pulled**
(Near the southeast corner of Babcock Road and Cielo Vista Drive)
9. 070285 **Stillwater Ranch, Unit 15**
(Extending Stillwater Parkway eastward from Stillwater Ranch, U-3)
10. 060590 **Bell Vista Unit 2, Section 3** (postponed from 4-23-08)
(On the north side of Potranco Road; east of Stevens Parkway)

PLATS:

11. 060466 **Cardiac Cath Lab**
(On the northwest side of Eckhert Road, northeast of Bandera Road)
12. 060471 **Laurel Canyon, Unit 4**
(Extending Cosmos Canyon westward from Laurel Canyon, Unit 2)
13. 060472 **Laurel Canyon, Unit 7**
(The northerly extension of Bramante Lane)
14. 060573 **The Ridge**
(North of FM 1604, east of Lockhill-Selma Road)
15. 060651 **Embassy Suites**
(On the east side of Soledad Street, south of Travis Street)
16. 070066 **Silver Oaks, Unit 11**
(On the east side of Silver Willow and Silver Horse)
17. 070124 **Stevens Ranch POD 1A**
(East of Stevens Parkway, north of Potranco)
18. 070331 **La Fontana Villas PH1 (Enclave)**
(North of Evans Road, east of Encino Commons)
19. ~~070433~~ ~~The Reserve at Sonoma Verde~~ **Pulled**
(Southwest of Plum Valley Dr. and Kyle Seal Parkway)
20. 070525 **Rancho Rosillo**
(East of the intersection of Foster Meadows Rd and Sinclair Rd)
21. 070714 **Belden's Automotive-Boerne**
(South of the intersection of I H 10 West and Blueberry)

- 22. 080105 **Seale Subdivision, Unit 7A**
(East of the intersection of Loop 1604 and Emory Peak)
- 23. 080131 **Alamo Ridge**
(On the south side of Fairgrounds Parkway, west of Ascot Park Drive)

DEFERRALS:

- 24. 080262 **Commercial Contracting 2**
(Northeast of IH-10 and Dietrich Road)
- 25. 080031 **Promised Land Church**
(North of Loop 410, east of Southton Road)

LAND TRANSACTIONS:

- 26. **S.P. 1279** Request for a license to use Public Right of Way over Valero Way for a new monument sign and a gate control box adjacent to NCB 14746. (Capital Improvement Management Systems, by Oscar Serrano, Real Estate Manager)
- 27. **S.P. 1356** Request to close, vacate and abandon a portion of Tuscany Stone Drive. (Capital Improvement Management Systems, by Oscar Serrano, Real Estate Manager)

Chairman Van Eman asked that Items #7, #8 and #19 be pulled from the Consent Agenda.

Chairman Van Eman asked for a motion to approve the remaining items on the Consent Agenda.

Motion: Commissioner Romero to approve the remaining items on the Consent Agenda.
 Second: Commissioner Friesenhahn
 In Favor: Unanimous
 Opposed: None
 Motion Passes.

- 7. 080103 **Forest Crest**
(Near the southeast corner of Point Comanche and Tejas Trail West)

Staff introduced the item and addressed question raised by the Commission. Staff recommended approval.

Mr. Kevin Seilman, 3 Bayside Court, addressed question raised by the Commission.

Ms. Stephanie Strolle, 5645 Camp Bullis Rd., spoke in opposition.

Mr. John Lewis, P.O. Box 691111, spoke in opposition.

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

8. 07-021 Bloomfield Hills PUD
 (Near the southeast corner of Babcock Road and Cielo Vista Drive)

Staff introduced the item and recommended approval.

Mr. Fred Fribourg, 12011 Huebner Rd., spoke in opposition.

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

19. 070433 The Reserve at Sonoma Verde
 (Southwest of Plum Valley Dr. and Kyle Seal Parkway)

Staff introduced the item and recommended approval.

Mr. Craig Glendenning, 23535 IH-10 West, property owner, addressed questions raised by the Commission.

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

INDIVIDUAL CONSIDERATION

PLATS:

28. 060477 Monticello Ranch Unit 3A (street projections)
 (Near the intersection of Villa Taranto and Ville Serene)

Staff introduced the item and recommended approval of the variance and plat regarding Connectivity – Projecting streets.

Motion: Commissioner Garcia to follow staff recommendation.
 Second: Commissioner Limon
 In Favor: Unanimous

Opposed: None
Motion Passes

VARIANCES and APPEALS:

- 29.** Floodplain Development Permit Variance Request – San Antonio River Mission Reach Ecosystem Restoration & Recreation, Ph. 1. (Department of Public Works by Erwin Burden)

Staff introduced the item and recommended approval of the floodplain variance request.

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

- 30. 070535 Dilley-1 (Deferral Appeal)**
(South of Wurzbach Road, west of Babcock Road)

Staff introduced the item and recommended approval of the appeal and disapproval of the resolution.

Motion: Commissioner Hartman to approve a 90 day extension and impose conditions recommended by staff.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

- 31. 08-02-006 Laurel Mountain Elementary School** Rights Determination
(South of Potranco Road, west of FM 1604)

Staff introduced the item and recommended disapproval of the appeal.

Mr. Bill Peters, 5900 Evers Rd., representing the Northside Independent School District, gave background information on the request.

Mr. Ross Lawhead, representing the NSISD, briefed the Commission on background information and addressed questions raised by the Commission.

Mr. Norbert Hart, Deputy City Attorney, addressed questions raised by the Commission.

Mr. Allen Lindscog, Engineer representing the applicant, addressed questions raised by the Commission.

Motion: Commissioner Hartman to follow staff recommendation for denial.
Second: Commissioner Chao
In Favor: Commissioners Hartman, Chao, James
Opposed: Commissioners Garcia, Romero, Limon, Friesenhahn
Motion Failed.

Second Motion:

Motion: Commissioner Romero to grant vested rights to February 27, 2003 on the bases of Chapter 245.002 Uniformity of Requirements.
Second: Commissioner James

Commissioner Garcia offered an amendment to the motion, instead of the word to "grant" vested rights to change to "recognize" vested rights.

Commissioner Romero withdrew her motion. Commissioner James concurred.

Third Motion:

Motion: Commissioner Romero to recognize vested rights to February 27, 2003.
Second: Commissioner James
In Favor: Commissioners Romero, James, Garcia, Friesenhahn, Limon
Opposed: Commissioners Hartman, Chao
Motion Passes.

LAND TRANSACTIONS:

32. **S.P. No. 1319** Request to close, vacate and abandon an unimproved portion of Robards Row. (Capital Improvement Management Systems, by Oscar Serrano, Real Estate Manager)

Staff introduced the item and recommended approval.

Ms. Elizabeth Saunders, 11685 Appleman, spoke in opposition.

Mr. Marvin Saunders, 11685 Appleman, spoke in opposition.

Mr. Walt Wilby, 6601 Kings Crown, representing the Randolph Homeowners Association, spoke in opposition.

Ms. SuEllen Hotchkiss, 6418 Gilder, spoke in opposition.

Mr. Harold Gadsby, 6658 Kings Crown, spoke in opposition.

Mr. Carlos Torres, 6737 Live Oak, spoke in opposition.

Mr. Price Darling, 6413 Fox Run, representing the Neighborhood Association, spoke in opposition.

Mr. Ken Brown and Mr. James Griffin, 112 E. Pecan, representing the applicant, gave brief background information and addressed questions raised by the Commission.

Mr. John DeLoach, applicant, gave background information and address questions raised by the Commission.

Ms. Lillian Munoz, 6137 Riverwood, Live Oak, TX, spoke in opposition.

Motion: Commissioner James to follow staff recommendation.

Second: Commissioner Romero

Commissioner James withdrew the motion and the second concurred.

Second Motion:

Motion: Commissioner Garcia to follow staff recommendation with the following conditions: (1) that the applicant build a solid fence and landscape surrounding his property with a proposed gated entry at Appleman Road and an enclosed fence at Gilner Road at the right-of-way area; and (2) that the applicant record restrictive covenants in favor of the adjacent neighborhood association restricting the general use the currently zoned R-6 lots to single family residential use.

Second: Commissioner Friesenhahn

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioners Chao and James left the meeting at this time.

- 33. S.P. No. 1369** Request to close, vacate and abandon a portion of an unimproved alley located between West Houston and West Commerce Street in NCB 2289 (Capital Improvement Management Systems, by Oscar Serrano, Real Estate Manager)

Staff introduced the item and recommended approval.

Ms. Norma Medina, 3006 W. Houston, expressed a concern regarding how this would affect her property taxes.

Mr. Bobby Perez, representing the applicant, gave background information and asked for the Commission's support.

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

COMPREHENSIVE MASTER PLANS:

- 34. Case Number 08020 - Continued from April 27, 2008 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the: Downtown Neighborhood Plan from Residential land use to Mixed Use land use on approximately 0.1 acres locates at 701 Montana Street (Planning and Community Development Department by Lauren Edlund, Planner; Nina Nixon-Mendez, Planning Manager).

Staff introduced the item and recommended approval.

Chairman Van Eman opened the public hearing.

Mr. Charles Williams, 701 Montana, spoke in favor of the request.

Chairman Van Eman closed the public hearing.

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

OTHER ITEMS:

- 35. Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee (Development Services Department)

Chairman Van Eman informed the Commission that the item be pulled from the agenda at this time.

- 36. Approval of the minutes for the April 9 and April 23, 2008 Planning Commission meeting

Motion: Commissioner Limon to approve the minutes of the meeting of April 23, 2008 as corrected.
Second: Commissioner Hartman

In Favor: Unanimous
Opposed: None
Motion Passes

Motion: Commissioner Romero to approve the minutes of the meeting of April 9, 2008 as submitted.

Second: Commissioner Friesenhahn

In Favor: Commissioners Romero, Friesenhahn, Limon, Garcia, Van Eman

Opposed: None

Abstain: Commissioner Hartman
Motion Passes

- 37. Director's report - None.
- 38. Questions and discussion - None.
- 39. 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
- 40. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:15 p.m.

APPROVED:


Murray H. Van Eman, Chairman

ATTEST:


Executive Secretary