

SAN ANTONIO PLANNING COMMISSION MINUTES



May 28, 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-Henk

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)
- Cibolo Canyon consent agreement – (City Attorneys Office)

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

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

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

- A. 080127 **Anna's Place**
(On the east side of Glasgow Drive, north of Copinsay Avenue)

REPLAT:

- B. 080144 **Northwest Costco**
(Northwest of the intersection of IH 10 West and UTSA Blvd)

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 6 HELD ABOVE:

6. **080144** **Northwest Costco**
 (Northwest of the intersection of IH 10 West and UTSA Blvd)

PLATS:

7. **060531** **Westover Hills, Unit 28**
 (Southeast of North Ellison Drive and Wiseman Blvd)
8. **070453** **Horizon Pointe Subdivision, Unit 8**
 (Intersection of N. Foster Rd. and Sierra Sunset)
9. **070565** **North Park Toyota, Phase 1**
 (South of Quintana Road, west of IH 410)
10. **080006** **Fossil Creek, Unit 3 PUD**
 (On the southeast corner of Evans Road and Bulverde Road)
11. **080078** **Babcock Trails**
 (On the west side of Babcock Road and Prue Road)
12. **080111** **Woodlake Golf Vista**
 (Southeast of the intersection of FM 78 and Woodlake Parkway)
13. **080176** **Interchange 302**
 (On the east side of Fratt Road and Interchange Parkway)
14. **080225** **151 Development, Unit 3**
 (Northeast of the intersection of Alamo Ranch and Alamo Parkway)

LAND TRANSACTION:

- ~~15. S.P. 1367 Request for a License Agreement to use Public Right of Way beneath and across West Commerce Street. (Capital Improvement Management Systems, by Oscar Serrano, Real Estate Manager) **Pulled**~~

Chairman Van Eman asked that Item #15 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 Hartman
 In Favor: Unanimous
 Opposed: None
 Motion Passes.

15. S.P. 1367 Request for a License Agreement to use Public Right of Way beneath and across West Commerce Street. (Capital Improvement Management Systems, by Oscar Serrano, Real Estate Manager)

Chairman Van Eman recused himself and left the Board Room.

Staff introduced the item and recommended approval.

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

INDIVIDUAL CONSIDERATION

PLATS:

16. 060509 **Liberte Ventura, Unit 1** (Major Thoroughfare)
 (East of Walzem and Ferrysage Drive)

Staff introduced the item and recommended approval of the plat and variance with the conditions: (1) that the applicant will provide a Developer's Agreement that is signed by both the applicant and the city; and (2) the applicant provide a bond to cover the construction of the approximately 1,450 linear feet of the westbound lanes of Walzem Road.

Mr. Garth Coursen, Moy Engineers, representing the applicant, addressed questions raised by the Commission.

Motion: Commissioner Romero to approve the plat and it's associated variance as recommended by the staff with the condition that the applicant submit to and have approved street design and construction plans to the county prior to Commissioner's Court consideration.
 Second: Commissioner Limon

In Favor: Unanimous
Opposed: None
Motion Passes.

17. 070427 La Mesa Development (Access)
(East of Lou Mel and Enterprise Drive)

Staff introduced the item and recommended approval of the variance and plat regarding Lot Layout Regulations.

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

18. 080127 Anna's Place (SAWS & DSD LOC)
(On the east side of Glasgow Drive, north of Copinsay Avenue)

Staff introduced the item and recommended approval of the plat.

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

FLOODPLAIN PERMIT:

19. FPV 08-012 VKB Partners (Floodplain)
(1024 South Laredo Street)

The item was pulled from consideration by Staff and will be considered at a later date.

COMPREHENSIVE MASTER PLANS:

20. Case Number 08022 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 3.23 acres generally located at 647 E. Hildebrand more specifically described by legal description NCB 7015 BLK LOT 1, 2, 11, 12 & PT OF 3, 4, 5, 6 & 10 OR TRACT B, including a portion of Old Hildebrand Ave. consisting of approximately .514 acres, from Public/Institutional to High Density Residential land use. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

Staff introduced the item and recommended approval.

Chairman Van Eman opened the public hearing.

Mr. Michael and Patricia Dennis, 103 Devine Rd., spoke in opposition to the plan amendment.

Ms. Carol Karotkin, 700 E. Hildebrand, spoke in opposition to the plan amendment.

Mr. Octavio Ballesteros, 414 E. Hildebrand, spoke in opposition to the plan amendment.

Mr. Alvin Frieden, 700 E. Hildebrand, spoke in favor of the plan amendment.

Mr. Arthur Flores, 138 Mt. Erin Pass, spoke in opposition of the plan amendment.

Ms. Sylvia Flores, 138 Mt. Erin Pass, spoke in opposition of the plan amendment.

Mr. Bill Kaufman, representing the applicant, briefed the Commission on background information and address questions raised by the Commission.

Chairman Van Eman closed the public hearing.

Motion: Commissioner Hartman to follow staff recommendation.
 Second: Commissioner Friesenhahn
 In Favor: Commissioners Hartman, James, Chao, Friesenhahn, Limon, Van Eman
 Opposed: Commissioner Romero
 Motion Passes.

- 21. Case Number 08023 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 7.5 acres generally located at 130 Spencer more specifically described by legal description NCB 8410 LOT E IRR 530.29 FT OF W IRR 1119.48 FT OF 13 from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager).

Staff introduced the item and recommended approval.

Chairman Van Eman opened the public hearing.

Mr. Robert Guajardo, 107 Renner Dr., spoke in opposition to the plan amendment.

Mr. Kenneth Gindy, representing the various charities that own the nursing home, addressed questions raised by the Commission.

Chairman Van Eman closed the public hearing.

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

22. Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of the Northeast Inner Loop Neighborhood Plan in whole or in parts, as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" located generally bounded by N. New Braunfels Ave., Claywell Rd., and Broadway Ave. on the west; NE Loop 410 on the north; Harry Wurzbach to the east; and Rittiman Rd. to the south. (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. Luis Gurlaine, 105 Camilla, asked for clarification on of how this change would affect his property values.

Chairman Van Eman closed the public hearing.

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

OTHER ITEMS:

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

Staff introduced the item and recommended approval.

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

24. Approval of the minutes for the May 14, 2008 Planning Commission meeting

Motion: Commissioner Romero to approve the Minutes of May 14, 2008 as corrected.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes.

25. Director's report -- None.

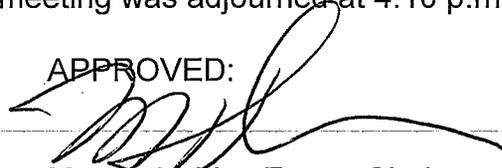
26. Questions and discussion -- None.

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:



Murray H. Van Eman, Chairman

ATTEST:


Executive Secretary