SAN ANTONIO PLANNING COMMISSION AGENDA

October 14, 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

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, **1:15** P.M., Tobin Room
   - Agenda items may be discussed (Planning and Development Services)
   - Retreat follow-up – Annual Report
   - Briefing on the Dignowity Hill Neighborhood Plan.
   - Briefing on Planning Program Policy updates.
   - TIA Presentation

2. 2:10 P.M.– Call to Order, Board Room

3. Roll Call: Present – Garcia, Friesenhahn, Chao, Hartman, Rodriguez, Martinez, Burke, Limon
   Absent - Lindhorst

4. Citizens to be heard: **None at this time**

5. **PUBLIC HEARINGS**

REPLATS: **Chair opened public hearing**

A. 080242 **Agora Palms***
(On the east side of Hardy Oak, north of Sonterra Boulevard)

B. 080592 **Kallison Ranch Elementary School**
(On the north side of Kallison Bend, east of Kallison Pass)

Chair closed public hearing

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, 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. 080242 Agora Palms*
(On the east side of Hardy Oak, north of Sonterra Boulevard)

7. 080592 Kallison Ranch Elementary School
(On the north side of Kallison Bend, east of Kallison Pass)

PLAT:

8. 090177 CVS Store No. 8978*
(East of Canyon Golf Road, north of Stone Oak Parkway)

DEFERRAL:

9. 090351 Floyd Curl at Wurzbach South Corner
(At the southeast corner of Wurzbach Road and Floyd Curl Drive)

Motion: Commissioner Burke to approve consent agenda.
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

PLATS:

10. 030428 Heights Bend (time extension)
(On the south side of Lockhill Selma Road, west of Heights Lane Drive)

Ken Brown – Representing Applicant – Requesting time extension of one year.

Motion: Commissioner Martinez to approve extention with change of 3 years.
Second: Commissioner Rodriguez
In Favor: Garcia, Rodriguez, Burke, Martinez
Opposed: Hartman, Limon, Friesenhahn, Chao
Motion Fails due to a tie vote.

Motion: *Commissioner Friesenhahn to approve time extension for 1 year as requested.*
Second: *Commissioner Limon*
In Favor: *Unanimous*
Opposed: *None*
Motion Passes

11. 050678 Venado Creek Enclave (time extension)
(East of Blanco Road, north of Borgfeld Road)

Motion: *Commissioner Hartman to follow staffs recommendation for approval.*
Second: *Commissioner Limon*
In Favor: *Unanimous*
Opposed: *None*
Motion Passes

12. 060199 Wolf Creek, Unit 7 (time extension)
(Extending Falcon Wolf east from Wolf Creek, Unit 8)

Motion: *Commissioner Burke to follow staffs recommendation for approval.*
Second: *Commissioner Martinez*
In Favor: *Unanimous*
Opposed: *None*
Motion Passes

VARIANCE:

13. FPV 09-019 26 Acre Site on Rosillo Creek at Walzem Road
(Northeast corner of Walzem Road and Eisenhauer Road)

Roy Aciona – Engineer for applicant requesting approval.

Motion: *Commissioner Burke to follow staffs recommendation for approval.*
Second: *Commissioner Martinez*
In Favor: *Unanimous*
Opposed: *None*
Motion Passes

LAND TRANSACTION:

14. Potential donation of land to the Parks and Recreation Department. The land consists of 7.17 acres located along Corporate Woods Drive, east of US Highway 281 North and north of North Loop 1604 East in Council District 10. The land abuts approximately 65 acres of parkland (Gold Canyon) to the north. (Parks and Recreation Department by Sandy Jenkins)

Motion: *Commissioner Hartman to follow staffs recommendation for approval.*
Second: *Commissioner Limon*
In Favor: *Unanimous*
Opposed: *None*
Motion Passes

COMPREHENSIVE MASTER PLAN:

15. **09023** 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 1.113 acres located at 2518 Belknap from Low Density Residential land use to Regional Commercial land use. (Planning and Development Services Department by Tyler Sorrells)

Betty Eckert – Requesting for a continuance till the next one or two meetings.

Scott Dye – Representing the applicant – Requesting continuance till next meeting.

Motion: Commissioner Rodriguez to approve continuance to next meeting on the 28th.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

16. Public hearing and consideration of amendments to the tree preservation requirements of the Unified Development Code. (Planning and Development Services, by Thomas Carrasco)

Motion: Commissioner Hartman to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

17. Consideration and approval of a resolution to update the Technical Advisory Committee Establishment and Governance policy. (Planning and Development Services, by Elizabeth Carol)

Motion: Commissioner Rodriguez to follow staffs recommendation for approval.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

18. Approval of the minutes for the September 23, 2009 Planning Commission meeting

Minutes will be placed on next scheduled agenda due to lack of votes.

19. Director's report – **Fernando De Leon**

All three community plans; Stinson, South Central and North Central were presented to City Council and approved as presented on Ocotber 1, 2009

20. 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

21. ADJOURNMENT

There being no further business, the meeting was adjourned at **3:10** PM.

APPROVED:

Cecilia Garcia, Chair

ATTEST:

Executive Secretary