SAN ANTONIO PLANNING COMMISSION ~ MINUTES

December 18, 2009
2:00 P.M.

Amelia Hartman, *Vice Chair*
Jose R. Limon, *Chair Pro Tem*
Dr. Sherry Chao-Hrenek
Christopher M. Lindhorst
Marcello Diego Martinez
Andrea Rodriguez
Lynda Billa Burke
Rolando H. Briones
Jody R. Sherrill

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)
   - Briefing on the Kelly/South San PUEBLO Community Plan Update (Planning and Development Services by Sidra Maldonado)
   - Briefing on the Camelot I Neighborhood Plan Update (Planning and Development Services Department by Loretta Olison)

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

3. Roll Call – **Present: Sherrill, Lindhorst, Chao, Hartman, Martinez, Rodriguez, Burke, Briones**
   Absent: Limon

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

5. **PUBLIC HEARINGS – Chair opened public hearing.**

   PLANNED UNIT DEVELOPMENT (PUD) PLANS:

   A. 06-012A **Dove Canyon Subdivision**
   (On the south side of Dove Canyon, west of F.M. Loop 1604)

   B. 09-006 **Smithson Valley Subdivision**
   (On the north side of Smithson Valley, west of Laurie Michelle Road)

* Project is located in the Camp Bullis Notification Area.

Phil Canter – Spoke in concern to traffic and location regarding his driveway.

Chair closed Public Hearing.

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. 06-012A Dove Canyon Subdivision**~~ **Pulled to Individual Consideration**
(On the south side of Dove Canyon, west of F.M. Loop 1604)

7. 09-006 Smithson Valley Subdivision
(On the north side of Smithson Valley, west of Laurie Michelle Road)

PLATS:

8. 080138 Lariat Canyon Business Park*
(East of Blanco Road, south of Lariat Drive)

9. 080162 Vista Pointe*
(On the east side of U.S. Highway 281, south of Encino Rio)

~~**10. 080510 Canyon Road, PUD**~~ **Pulled to Individual Consideration**
(On the south side of Dove Canyon, west of F.M. Loop 1604)

11. 090042 Pinnacle Montessori School
(On the east side of Bulverde Road, south of Canyon Parkway)

~~**12. 090234 Alamo Ranch Unit 22B**~~ **Pulled to Individual Consideration**
(On the east side of Roft Road, north of Rockwall Mill)

13. 090245 River Rock Ranch Unit 2 PUD*
(Extending Silver Rock west from River Rock Ranch Unit 1 PUD)

14. 090327 KB Culebra Unit 3A PUD
(Extension of Stags Leaf, east of Robert Mondavi)

Motion: Commissioner Burke to approve consent items less, #6, #10 & #12.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

6. 06-012A Dove Canyon Subdivision
(On the south side of Dove Canyon, west of F.M. Loop 1604)

Recusal: Commissioner Briones left the room at 2:07
Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

10. 080510 Canyon Road, PUD
(On the south side of Dove Canyon, west of F.M. Loop 1604)

Recusal: Commissioner Briones still out of the room.
Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

12. 090234 Alamo Ranch Unit 22B
(On the east side of Roft Road, north of Rockwall Mill)

Recusal: Commissioner Briones returned to the room at 2:10.
Recusal: Commissioner Lindhorst left the room at 2:10.
Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke.
In Favor: Unanimous
Opposed: None
Motion Passes

VARIANCES and APPEALS:

15. FPV 10-002 Pearl – Ice House (floodplain variance)
(On the south side of E. Grayson Street, west of Isleta)

Gabriel Villarreal – Stormwater (COSA) – Answered Commissioner questions.

Recusal: Commissioner Lindhorst returned to the room at 12:12.
Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Lindhorst.
In Favor: Unanimous
Opposed: None
Motion Passes

16. FPV 10-003 Tennis Park at Whispering Oaks (floodplain variance)
(On the north side of Whisper Forest, east of Whisper Willow)

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

17. 060700 Valley View Unit 7 (time extension)
(On the north side of Binz-Engleman Road, west of Sunview Valley)

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

LAND TRANSACTION:

19. Briefing and consideration of a resolution for the sale of thirty-one (31) parcels of city-owned real property, located within the Tierra del Sol subdivision, to the Greater San Antonio Education Foundation (GSAEF) in connection with the City's District 7 Affordable Showcase of Homes (ASOH) Program for the total sum of $91,500.00 (Housing and Neighborhood Services Department, by David D. Garza)

Irene Avina – Housing and Neighborhood Svc. Dept.- Presented item and answered questions

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

COMPREHENSIVE MASTER PLAN:

20. Case Number 10003 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 8.013 acres located southeast of the intersection of Corner Parkway and Springfield Road, more specifically described by legal description: Lot 2, Block 2, New City Block 10597, from Light Industrial land use to Industrial land use. (Planning and Development Services Department by Loretta Olison)

Loretta Olison – PDSD – Presented and answered Commissioner questions.

Ken Brown – Spoke in favor

Dan Martinez – Spoke in favor.

Sylvia Elguezabal – Neighborhood Assoc. President – Spoke in favor.

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

18. 09-09-014 Woodland Manor (rights determination)
(On the southeast side of Huebner, northeast of Honeycomb)

Melissa Ramirez – PDSD – Presented item and answered Commissioner questions.

Bill Koffman – Applicant – Presented and answered Commissioner questions.

Norbert Hart – City Attorney – Answered Commissioner questions.

Mike Barr – SAWS – Answered Commissioner questions.

Motion: Commissioner Martinez that the appeal on the vested rights case is denied.
Second: Commissioner Sherrill.
In Favor: Sherrill, Hartman, Rodriguez, Burke, Martinez
Opposed: Briones, Chao, Lindhorst
Motion Passes

OTHER ITEMS:

~~**21.** Consideration of a resolution re-appointing members to the Planning Commission Technical Advisory Committee (Planning and Development Services Department by Elizabeth Carol)~~ **PULLED**

22. Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee (Planning and Development Services Department by Elizabeth Carol)

Commissioner Lindhorst nominates Mr. Briones, Second by Ms. Chao
Commissioner Lindhorst nominates Ms. Burke, Second by Mr. Martinez
Commissioner Lindhorst nominates Mr. Sherrill, Second by Ms. Rodriguez

The Commissioners interviewed and voted on all nominees.
Majority vote was for Ms. Burke to be appointed to the Tech. Advisory Committee

23. Approval of the minutes for the December 9, 2009 Planning Commission meeting.

Motion: Commissioner Chao to approve minutes with corrections.
Second: Commissioner Martinez.
In Favor: Unanimous
Opposed: None
Motion Passes

24. Director's report – **Mr. Patrick Howard**

The City's Comprehensive Planning Program was approved by City Council at their latest meeting.

25. 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

26. **ADJOURNMENT** There being no further business, the meeting was adjourned at **4:10** PM.

APPROVED:

Chair

ATTEST:

Executive Secretary