SAN ANTONIO PLANNING COMMISSION MINUTES

September 23, 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
   - Drainage Presentation

2. 2:04 P.M.– Call to Order, Board Room

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

4. Citizens to be heard: George Kennedy – Concerned about Highland Estates and location of a collector street.

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

REPLATS W/ WRITTEN NOTIFICATION:

A. 080564 **Sergio Chavez**
(On the north side of Pearsall Road, west of Blanchard Road)

B. 090304 **Mayfield Park BSL**
(On the northwest corner of Rockwell Boulevard and Edris Street)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

* Project is located in the Camp Bullis Notification Area.

C. 09-004 **Highland Estates***
(On the south side of Borgfeld Road, west of Bulverde Road)

REPLATS:

D. 070744 **Tradesman Quarry**
(Near the intersection of University Oaks and College Park)

E. 080532 **Brooks City Base – Aviation LNDG**
(On the north side of Lyster Road, south of City Base Landing)

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 6-10 HELD ABOVE:

6. 080564 **Sergio Chavez**
(On the north side of Pearsall Road, west of Blanchard Road)

7. 090304 **Mayfield Park BSL**
(On the northwest corner of Rockwell Boulevard and Edris Street)

8. ~~09-004~~ ~~**Highland Estates**~~ Pulled to Individual Consideration
(On the south side of Borgfeld Road, west of Bulverde Road)

9. 070744 **Tradesman Quarry**
(Near the intersection of University Oaks and College Park)

10. 080532 **Brooks City Base – Aviation LNDG**
(On the north side of Lyster Road, south of City Base Landing)

PLATS:

11. 070737 **Verde Culebra Apartments**
(On the west side of Rogers Road, south of Culebra)

12. 080195 **BCB – Inner Circle Drive, Unit 1**
(On the west side of Research Plaza, south of City-Base Landing)

13. 080495 **Redbird Ranch, Unit 2C**
(Extending Redbird Chase north of Quill Nest)

14. 090142 **Mario and Patrica Cavazos-A**
(On the south side of Chavaneaux Road, west of Cemetery Lane)

15. 090240 **Royal SA 3**
(On the south side of Hausman Road, west of Kyle Seale Parkway)

16. 090312 **Palmira, Unit 1 PUD***
(On the Westside of Scenic Loop Road, north of Cross Mountain Trail)

17. 090313 **Palmira, Unit 2 PUD***
(Southwest of the intersection of Scenic Loop Road and Huntress Lane)

DEFERRAL:

18. 090290 **Chapa Estates**
(On the east side of FM 1937, north of Rabel Road)

Motion: Commissioner Hartman moves to pull items 5C & 8 to individual consideration.
Motion: Commissioner Martinez to approve consent agenda less items 5C & 8.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

8. 09-004 **Highland Estates**
(On the south side of Borgfeld Road, west of Bulverde Road)

Sam Bledsoe – Answered commissioner's questions.

Motion: Commissioner Lindhorst to approve item 5C & 8.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

23. Consideration of a proclamation recognizing that October is National Community Planning Month. (Planning and Community Development by Patrick Howard)

Councilman William Reed read the proclamation.

PLATS:

19. 030428 **Heights Bend** (time extension)
(On the south side of Lockhill Selma Road, west of Heights Lane Drive)

Kevin Brown – On behalf of the applicant, requesting a two week continuance until next PC meeting.

Motion: Commissioner Lindhorst to approve the two week continuance until next meeting.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

20. 090049 **Village of Villa Ranch** deferral resolution
(On the south side of Pearsall Road, east of Edwards)
Motion: Commissioner Chao to follow staffs recommendation.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTION:

21. S. P. No. 1386—Request to close, vacate and abandon Old Mt. Calvary Public Right of Way adjacent NCB 9060 (Capital Improvements Management Services, by Martha Almeria)

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

COMPREHENSIVE MASTER PLAN:

22. 09021 - 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 0.2061-acres located at 4819 San Pedro from Low Density Residential land use to Neighborhood Commercial land use. (Planning and Development Services Department by Andrea Gilles)

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

OTHER ITEMS:

24. Approval of the minutes for the August 26, 2009 and September 9, 2009 Planning Commission meeting

Motion: Commissioner Martinez moves to fix corrected minutes for August 26th.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

Motion: Commissioner Chao to approve September 9th minutes.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

25. Director's report – **Patrick Howard**

Stinson Airport Vicinity Land Use Plan updates amendment and South Central SA Community Plan amendment that was approved by the Planning Commission on September 9, 2009 is still pending and will be heard October 1st by city council. The Government Canyon Park Action was approved by city council on September 10th. The Arena District Eastside Plan Amendment was approved September 17, 2009 by city council.

26. 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

27. ADJOURNMENT

There being no further business, the meeting was adjourned at 2:44 PM.

APPROVED:

Chair

ATTEST:

Executive Secretary