

SAN ANTONIO PLANNING COMMISSION MINUTES



April 25, 2012



Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst Andrea Rodriguez
Lynda Billa Burke Jody R. Sherrill
Daniel D. Kossl Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call – Present: Limon, R. Rodriguez, A. Rodriguez, Billa Burke, Sherrill, Lindhorst,
Kossl, Oroian
Absent: Martinez

4. Citizens to be heard

Chairman Limon opened the public hearing.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. ~~110326~~ ~~Huesta Creek Floodplain Mgmt. Area*~~
(On the southwest corner of West Hausman Road and Babcock Road)

* Project is located in the Camp Bullis Notification Area.

- B. 120035 J G Subdivision**
(East of the intersection of Santa Gertrudis Street and Anacacho Street)
- C. 120026 Amber Creek Unit 2 BSL**
(East of the intersection of Pue Road and Kriewald Road)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- D. 12-001 Hidden Canyon Subdivision PUD ***
(On the west side of Canyon Golf Road, north of Stone Oak Parkway)

Chairman Limon 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, 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 6-8 HELD ABOVE:

- 6. 110326 Huesta Creek Floodplain Mgmt. Area***
(On the southwest corner of West Hausman Road and Babcock Road)
- 7. 120035 J G Subdivision**
(East of the intersection of Santa Gertrudis Street and Anacacho Street)
- 8. 120026 Amber Creek Unit 2 BSL**
(East of the intersection of Pue Road and Kriewald Road)

PLATS:

- 9. 110182 Talavera Ridge Phase II MPCD***
(North and south of Old Camp Bullis Road, east of Talavera Ridge)
- 10. 110233 Alamo Ranch Unit 29A-2, Enclave**
(Southwest corner of Alamo Parkway and Cottonwood Way)
- 11. 110274 Alamo Ranch 39B PH 1 PUD**
(East of the intersection of Dell Webb Boulevard and La Villita Way)

DEFERRAL:

12. 120226 **Bill's Pawn Shop**
(South of West Commerce Street, and west of South Zarzamora Street)

TIME EXTENSION:

13. 070499 **Alamo Ranch Pkwy Unit 3**
(The extension of Alamo Ranch Parkway at Roft Road)

LAND TRANSACTION:

14. **S.P. 1566** - Request to close, vacate, abandon and sell an unimproved 0.1127 acre portion of West Huisache Avenue Public Right of Way located west of St. Cloud Street. (Capital Improvements Management Services, by Martha Almeria)

Chairman Limon asked for a motion to approve items on the Consent Agenda as presented minus Item #5A & 6.

Motion: Commissioner Billa Burke to approve the items on the Consent Agenda as presented minus #5A & 6.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

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- 5A & 6. 110326 **Huesta Creek Floodplain Mgmt. Area***
(On the southwest corner of West Hausman Road and Babcock Road)

Richard Carrizales, Planner, introduced item and recommended approval.

Motion: Commissioner R. Rodriguez to follow staff's recommendation of approval.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

15. 12-001 **Hidden Canyon Subdivision PUD ***
(On the west side of Canyon Golf Road, north of Stone Oak Parkway)

Luz Gonzales, Planner, introduced item and recommended approval with a condition that the public right of way, which will serve as the entrance to the planned unit development, shall be platted and dedicated prior to platting of this planned unit development.

Becky Oliver, citizen, spoke in favor.

David Kincaid, citizen, spoke in favor.

Teresita Barcelo, citizen, spoke in favor.

Ken Piland, citizen, spoke in favor.

Michael Goldberg, citizen, spoke in opposition.

David Durrant, citizen, spoke in favor.

John Oliver, citizen, expressed his concerns with the preservation of the land.

Jeff Christensen, citizen, expressed his concerns about the wildlife.

Horace Peele, citizen, spoke neither in opposition or in favor.

Linda Monk, citizen, spoke in opposition.

Byron Jordan, citizen, spoke in opposition.

Jean Chang, citizen, spoke in opposition.

Mike Rowell, citizen, spoke in favor.

Sandy Wheatley, citizen, spoke in favor.

Eric Grant, citizen, spoke in opposition.

Ken Brown, representative, stated this tract has always been planned for single-family homes. They believe the pud plan is compatible with the surrounding uses. He also stated they have agreed with the notes and conditions that have been added. He further stated they will not be asking for any variances.

Rageeve Puri, applicant, stated they thought they had taken a responsible approach to develop the property by putting a density about 1.18 dwelling units to the acre when they had the right to put 3.5 dwellings unit to the acre. He also stated they have intentionally left buffers in between the various surrounding subdivisions and have tried to do single loading roads which minimizes back to back homes between the subdivisions. There about twenty lots out of one hundred forty-seven lots there were not able to have single loading roads. He further stated he has reached out to neighboring residents regarding the pud plan.

Motion: Commissioner R. Rodriguez to follow staff's recommendation of approval with a condition that the public right of way, which will serve as the entrance to the planned unit development, shall be platted and dedicated prior to platting of this planned unit development.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes.

VARIANCE:

- 16. FPV 12-006 Madison Market Phase II CLOMR – East Bank**
(Northwest corner of Loop 1604 and Potranco Road (FM1957))

Richard Carrizales, Planner, introduced item and recommended approval.

Motion: Commissioner Sherril to follow staff's recommendation of approval.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

- 17.** Approval of the minutes for the April 11, 2012 Planning Commission meeting

Motion: Commissioner Oroian to approve the April 11, 2012 Planning Commission minutes as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

- 18.** Director's report - City Council Action Update (Planning Commission Items sent to Council)

- 19.** 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

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20. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:32 pm.

APPROVED


Jose Limon

ATTEST:



Executive Secretary