

SAN ANTONIO PLANNING COMMISSION MINUTES



August 22, 2012



2:00 P.M.

Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*
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 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 ITEMS:

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, Oroian, Kossl, Sherrill
Absent: Martinez

4. Citizens to be heard – No citizens to be heard.

Chair Limon stated Items 22 and 23 have been pulled from this agenda for consideration therefore no action will be taken on these items.

Commissioner Kossl left the boardroom at 2:05 pm for recusal purposes.

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

6. **D & 10 03-027B Century Oaks**
(North of Evans Road and east of Angostura Boulevard)

Rudy Munoz, Planner, presented item and recommended approval.

* Project is located in the Camp Bullis Notification Area.

Ken Brown, representative stated he would like to request a continuance to meet with the neighborhood association and address any concerns.

Motion: Commissioner Sherrill to recommend a continuance until September 12, 2012
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Kossl
Motion Passes

Commissioner Kossl returned to the boardroom at 2:08 pm.

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2013 - FY 2018 Proposed Capital Improvement Plan. (Presented by Maria Villagomez, Director, Office of Management & Budget and Michael Frisbie, Director, Capital Improvements Management Services)

Justina Tate, Assistant Director, Office of Management & Budget, presented item and discuss streets, sidewalks, public safety, animal care services and neighborhood revitalization.

Michael Frisbie, Director, Capital Improvements Management Services, presented item and discuss general fund improvements.

Motion: Commissioner A. Rodriguez to recommend approval of item as presented
Second: Commissioner Orioan
In Favor: Unanimous
Opposed: None
Motion Passes

Chairman Limon opened the public hearing.

Rudy Munoz, Planner, presented items.

Commissioner Orioan left the boardroom at 2:32 pm for recusal purposes.

6. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 110124 **Silver Oaks Unit 15A**
(South of the extension of Silver Spot and Mountain Pine)
- B. 120094 **Bridgepoint Units 4, 6, & 9 Enclave**
(East of the intersection of Newcroft Place and Little Green Street)

- C. 120307 Cody**
(On the southwest corner of Knight Robin and Robin Rest Drive)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- ~~**D. 03-027B Century Oaks- Considered individually**~~
(North of Evans Road and east of Angostura Boulevard)

REPLAT:

- E. 120162 Platinum Shavano Oaks Apartments**
(North of the intersection of Northwest Military Highway and Huebner Road)

Chairman Limon closed the public hearing.

Commissioner Orioan returned to the boardroom at 2:35 pm.

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 7-11 HELD ABOVE:

7. 110124 **Silver Oaks Unit 15A**
(South of the extension of Silver Spot and Mountain Pine)
8. 120094 **Bridgepoint Units 4, 6, and 9 Enclave**
(East of the intersection of Newcroft Place and Little Green Street)
9. 120307 **Cody**
(On the southwest corner of Knight Robin and Robin Rest Drive)
10. ~~03-027B~~ ~~**Century Oaks – Considered individually**~~
(North of Evans Road and east of Angostura Boulevard)
11. ~~120162~~ ~~**Platinum Shavano Oaks Apartments – Considered individually**~~
(North of the intersection of Northwest Military Highway and Huebner Road)

PLATS:

12. 100360 **Redbird Ranch, Unit 1D Collector**
(The extension of Hollimon Parkway, north of Poolside Drive)

13. 120071 **Army Residence Community II**
(South of the intersection of Ridge Mile and Miller Road)
14. 120018 **District 8 Fire and Rescue**
(South of the intersection of Babcock Road and Cielo Vista Drive)
15. 120081 **Shaenfield East Unit-1**
(Southeast of the intersection of F.M. 1604 and Shaenfield Road)

TIME EXTENSIONS:

16. 070704 **Stillwater Ranch, Unit 12A**
(North of the intersection of Culebra Road and Roft Road)
17. 080242 **Agora Palms**
(On the east side of Hardy Oak, north of Sonterra Boulevard)
18. 080264 **North Pointe Unit 2A PUD**
(On the northwest side of Woodlawn Ridge, southwest of Marshall Road)
19. 080383 **Redland Hills - Unit 1**
(On the north side of Jones-Maltsberger Road, east of Redland Road)
20. 080532 **Brooks City Base – Aviation Lndg.**
(North of Lyster Road and south of City Base Lndg.)
21. 080546 **Shoppes at Wilderness Oak**
(On the west side of U.S. Highway 281, south of Summerglen Way)

LAND TRANSACTION:

- ~~22. Potential purchase of land to the Parks and Recreation Department. The land consists of 90.08 acres located outside of the 100-year floodplain, west of IH10 West and the north of Loop 1604 West in Council District 8. The properties abut Friedrich Park to the south and east. (Parks and Recreation Department, by Sandy Jenkins) – **Pulled**~~

Motion: Commissioner A. Rodriguez to recommend approval minus item 6 D, 10, 11 and 22
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Orioan left the boardroom at 2:36 pm for recusal purposes.

- 11. 120162 Platinum Shavano Oaks Apartments**
(North of the intersection of Northwest Military Highway and Huebner Road)

Rudy Munoz, Planner, presented item and recommended approval.

Motion: Commissioner Kossl to recommend approval of item as presented
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Recused: Orioan
Motion Passes

Commissioner Orioan returned to the boardroom at 2:38 pm.

INDIVIDUAL CONSIDERATION

- ~~23. Briefing on the proposed changes to the Fee In Lieu of Detention Program (Department of Public Works, by Majed A. Al-Ghafry) - **Pulled**~~

PLAT:

- 24. 120220 River Rock Ranch Unit 3A Phase 1 P.U.D.*** Incomplete
(The extension of Raven Ridge, north of River Trace)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Sherrill to recommend approval of item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

- 25. S.P. 1480** Request to authorize a Sales Contracts between the City and AHS Live Oak to sell City-owned property located at 3510 North Main. (Capital Improvements Management Services, by Mary Fors)

Mary Fors, Capital Improvements Management Services, presented item and recommended approval.

Peter French, stated they proposing a small medical clinic.

Motion: Commissioner Billa Burke to recommend approval of item as presented
Second: Commissioner Orioan
In Favor: Unanimous
Opposed: None
Motion Passes

26. **S.P. 1602** Request to close, vacate and abandon a portion of Brandon Drive as requested by the Bel Meades Homes Association and S.P. 1602-B Request to close, vacate and abandon a portion of Medford Drive as requested by the Bel Meades Homes Association (Capital Improvements Management Services, by Mary Fors)

Mary Fors, Capital Improvements Management Services, presented item and recommended approval.

Michael Kirk, spoke in opposition.

Jeff Marsh, Former President of HOA, spoke in support.

Motion: Commissioner Kossl to recommend approval of item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

27. **S.P. 1619** Request to close, vacate and abandon a 12-foot wide alley Public Right of Way adjacent to New City Block 2742 in City Council District No. 1 located between Key and Louise Streets with the property located at 1414 Fredericksburg Road (Capital Improvements Management Services, by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Services, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to recommend approval of item as presented
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

28. **PA12062** - Public hearing and consideration of a resolution amending the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately .998 acres located at located at 16495 Laredo Road NCB 5534 Block B Lot B from Country Tier to Rural Estate Tier. (Department of Planning and Community Development, by Robert Acosta)

Robert Acosta, Department of Planning and Community Development, presented item and recommended approval.

Priscilla Hernandez, owner, stated the purpose of this request is to allow for a manufactured home be placed on the property.

Motion: Commissioner Kossl to recommend approval of item as presented
Second: Commissioner Oriolan
In Favor: Unanimous
Opposed: None
Motion Passes

29. **PA12064** - Public hearing and consideration of a resolution amending the future land use plan contained in the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 12.25 acres identified as NCB 10934 P-104A from Medium Density Residential to High Density Residential (Department of Planning and Community Development, by Tyler Sorrells)

Tyler Sorrells, Department of Planning and Community Development, presented item and recommended approval.

Patrick Christensen, representative, stated his client is proposing apartment development on the subject property.

Motion: Commissioner A. Rodriguez to recommend approval of item as presented
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

30. **PA12065** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.389 acres located at 311 Roosevelt Avenue from Parks/Open Space land use to Mixed Use land use. (Planning and Community Development Department, by Robert C. Acosta)

Robert Acosta, Department of Planning and Community Development, presented item and recommended approval.

Ashley Farrimond, representative, stated the purpose of this request is to allow for a restaurant on the subject property.

Jody William, representing San Antonio Conservation Society, spoke in opposition.

Motion: Commissioner Billa Burke to recommend approval of item as presented
Second: Commissioner Orioan
In Favor: Unanimous
Opposed: None
Motion Passes

31. **PA12066** - Public hearing and consideration of a resolution amending the future land use plan contained in the Downtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.21 acres located at 807 San Marcos from Public Institutional to Low Density Mixed Use. (Department of Planning and Community Development, by Tyler Sorrells)

Tyler Sorrells, Department of Planning and Community Development, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to recommend approval of item as presented
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

32. Approval of the minutes for the August 8, 2012 Planning Commission meeting.

Motion: Commissioner A. Rodriguez to recommend approval of item as presented
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

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

San Antonio Planning Commission
August 22, 2012

34. ADJOURNMENT.

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

There being no further business, the meeting was adjourned at 3:46 pm.

APPROVED



~~Jose Limon, Chairman~~
Mark H. Hake

ATTEST:



Executive Secretary