SAN ANTONIO PLANNING COMMISSION MINUTES

August 8, 2012

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

Christopher M. Lindhorst
Lynda Billa Burke
Daniel D. Kossl
Andrea Rodriguez
Jody R. Sherrill
Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street
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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) 207-7245 or 711 (Texas Relay Service for the Deaf).
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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) 207-7245 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(S):**
   A. Work session, **1:15** P.M., Tobin Room
   - Agenda items may be discussed (Development Services Department)
   - Acquisition of real property for the Casa Bella Street Extension Project (Public Works, by Christina De La Cruz)
   - Briefing of the proposed changes to the Fee In Lieu of Detention Program (Department of Public Works, Majed A. Al-Ghafry)

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

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

4. Citizens to be heard

   Vice Chair Martinez opened the public hearing.

5. **PUBLIC HEARINGS**

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

A. 12-004 **Avila at the Dominion***
(On the north side of Brenthurst Lane, east of Paseo Rioja)

* Project is located in the Camp Bullis Notification Area.

REPLATS W/ WRITTEN NOTIFICATION:

B. 110147 **Republic Oaks, Unit 2**
(On the south side of South East Military Drive, west of W.W. White Road)

C. 120068 **Seale Unit 5**
(At the southeast corner of Emory Peak and Camp Light Way)

D. 120140 **Cajigas Place**
(On the south side of U.S. Highway 90, west of Carolyn Street)

E. 120174 **Morning Star Terrace**
(On the east side of General Hudnell and south of Darby Boulevard)

F. 120111 **Riposa Vita Units 2A & 5A**
(West of the intersection of Pleasant Lake and Lake Tahoe)

G. 120309 **Alamo Ranch Unit 19A-2 BSL**
(At the northeast corner of Texana Cove and Palmetto Way)

Vice Chair Martinez closed the public hearing.

Commissioner Kossl departed the boardroom for purpose of recusal.

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 6-12 HELD ABOVE:

6. 12-004 **Avila at the Dominion***
(On the north side of Brenthurst Lane, east of Paseo Rioja)

7. 110147 **Republic Oaks, Unit 2**
(On the south side of South East Military Drive, west of W.W. White Road)

8. 120068 **Seale Unit 5**
(At the southeast corner of Emory Peak and Camp Light Way)

9. 120140 **Cajigas Place**
(On the south side of U.S. Highway 90, west of Carolyn Street)

10. 120174 **Morning Star Terrace**
(On the east side of General Hudnell and south of Darby Boulevard)

11. 120111 **Riposa Vita Units 2A & 5A**
(West of the intersection of Pleasant Lake and Lake Tahoe)

12. 120309 **Alamo Ranch Unit 19A-2 BSL**
(At the northeast corner of Texana Cove and Palmetto Way)

PLATS:

13. 080580 **Town Center at La Cantera, Unit-1** Rescind approval
(North of Loop 1604, west of I.H. 10)

14. 100356 **Paloma, Unit 1**
(South of Interstate Highway 10, east of Weichold Road)

15. 110257 **All Stars Place**
(On the west side of Judson Road, south of Independence Avenue)

16. 110312 **Avila at the Dominion Unit 1 PUD***
(On the north side of Brenthurst Lane, east of Paseo Rioja)

17. 110360 **Park Place II, Unit 4B**
(East of the intersection of Ashbury Creek and Clover Creek)

18. 120144 **Estonia Unit 7 Phase A**
(South of the intersection of Ingram Road and Vormis View)

19. 120145 **Estonia Unit 7 AR**
(The extension of Ingram Road, north of Vormis View)

20. 120146 **Estonia Unit 8 ~ Phase A**
(South of West Military Drive and west of Ingram Road)

21. 120266 **Mission Del Lago Multifamily**
(Northeast of the intersection of Clubhouse Boulevard and Course View Drive)

DEFERRALS:

22. 120365 **Mt. Olive Apartments**
(South of Ford Road, on the west side of Mt. Olive Road)

23. 120369 **Rocket Car Wash**
(On the north side of Culebra Road, east of Glenmore Street)

Vice Chair Martinez asked for a motion to approve items on the Consent Agenda as presented.

Motion: Commissioner Sherrill to approve the items on the Consent Agenda as presented.
Second: Commissioner A. Rodriguez
In Favor: Martinez, A. Rodriguez, R. Rodriguez, Sherrill, Billa Burke, Oroian
Recusal: Kossl
Opposed: None
Motion Passes.

Commissioner Kossl returned to the boardroom.

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

24. 110300 La Perla
(Northwest corner of South East Military Drive and Old Corpus Christi Road)

Larry Odis, Planner, introduced item and recommended approval.

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

25. 120255 Legacy at HWY 151 and Potranco
(At the northeast corner of State Highway 151 and Potranco Road)

Larry Odis, Planner, introduced item and recommended approval.

Motion: Commissioner Oroian to follow staff's recommendation of approval.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

COMPREHENSIVE MASTER PLANS:

~~**26. PA12034** - Public hearing and consideration of a resolution 1) Amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 65 acres of land, generally located at Dave Erwin Drive to the south, Boyle Road to the west and Challenge Drive to the east, and legally described as 64.997 acres of land out of NCB 10879 from "Regional Commercial" to "Light Industrial"; and 2) Amending the~~

~~Recommended Zoning Districts component of Table 2: Land Use Categories/Zoning Matrix by including the "I-1" Industrial District as a recommended zoning district in the Light Industrial land use classification. (Department of Planning and Community Development by John Osten)~~ – **Postponed**

27. **PA12056** - Public hearing and consideration of a resolution amending the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.59 acres located at the southwest corner of Bandera Road and Tezel Road and legally described as a portion of Jose Alameda Original Survey Number 81, Abstract 26, County Block 4017, more specifically described as NCB 18006 Lot P-105, from Neighborhood Commercial to Regional Commercial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended denial of the request to amend from Neighborhood Commercial land use to Regional Commercial land use and an alternate recommendation of approval of the request to amend from Neighborhood Commercial land use to Community Commercial land use.

Ryan Sweeney, representative, stated they are in agreement with staff recommendation of approval of the request to amend to Community Commercial. He also stated there are several compatible uses around this property.

James Jones, citizen, spoke in opposition.

Motion: Commissioner Sherrill to follow staff recommendation of the alternate approval of the request to amend from Neighborhood Commercial land use to Community Commercial land use.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

28. **PA12060** - [This item continued from July 25, 2012 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 65.8 acres out of P-100, NCB 11300 located along the eastside of Quintana Road between Pitluk Avenue and Plumnear from Agribusiness to Specialized Center. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended approval of the request to amend from Agribusiness Tier to Specialized Center.

Daniel Ortiz, representative, stated the shredder is allowed in this land use but the outside storage is what triggered the change of land use. He also stated the business is increasing and this location makes it ideal to continue the operation. He further stated there is plenty

of space for landscape buffering on the property and there is a salvage yard located near the property.

Sandra Garcia, citizen, spoke in opposition.

Antonio Gonzales, citizen, spoke in opposition.

Marciano Gonzalez, citizen, spoke in opposition.

Motion: Commissioner Kossl to follow staff recommendation of approval of the request to amend from Agribusiness Tier to Specialized Center.
Second: Commissioner A. Rodriguez
In Favor: Kossl, A. Rodriguez, Martinez, Sherrill
Opposed: R. Rodriguez, Billa Burke, Oroian
Motion Fails.

Motion: Commissioner R. Rodriguez made a motion for a two-week continuance.

Commissioner withdrew his motion.

Motion: Commissioner Oroian to recommend a change of the requirement of a 100-foot buffer along New Laredo Hwy opposed to a 50-foot buffer to the approval of the change of land use.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

Motion: Commissioner Oroian to recommend a change that a requirement that the driveway access be on the Southern one third of the New Laredo Hwy frontage to the approval of the change of land use.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

Motion: Commissioner Oroian to follow staff recommendation of approval of the request to amend from Agribusiness Tier to Specialized Center with approved changes.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

Commissioner Kossl departed at 3:50 p.m.

29. **PA12063** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the

Comprehensive Master Plan of the City, by changing the use of approximately 1.0657 acres located at 611 Oriental Avenue from High Density Residential land use to Public/Institutional land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended approval of the request to amend from High Density Residential to Public/Institutional.

Andrew Guerrero, representative, stated this property will be used for the storage of empty containers. He also stated they will not be storing any kind of materials in these containers. He further stated landscaping will be provided and the property will be secured.

Allan Townshead, citizen, spoke in favor.

Ricardo Martinez, citizen, expressed his concerns with the notification process.

Beatrice Mauricio, citizen, spoke in opposition.

Robert Escobedo, citizen, expressed his concerns with the confusion of the proposed land use.

Robert Mauricio, citizen, spoke in opposition.

Gloria Martinez, citizen, spoke in opposition.

Motion: Commissioner A. Rodriguez to follow staff recommendation of approval of the request to amend from High Density Residential to Public/Institutional.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

30. Discussion of the implementation process in relationship to proposed changes to drainage and engineering notes required by the UDC. (Public Works and Development Services Department)

Melissa Ramirez, Planning Manager, stated staff will be reviewing the changes to drainage and engineering notes required by the UDC. She also stated they will be discussing with Commissioner Oroian and provide feedback to the Planning Commissioners.

31. Approval of the minutes for the July 25, 2012 Planning Commission meeting

Motion: Commissioner Sherrill to approve the July 25, 2012 Planning Commission minutes as presented.
Second: Commissioner Billa Burke

In Favor: Unanimous
Opposed: None
Motion Passes

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

33. 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

Planning Commission entered in Executive Session at 4:16 p.m.

Planning Commission returned from Executive Session at 4:32 p.m.

34. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:37 pm.

APPROVED

Jose Limon

ATTEST:

Executive Secretary