

SAN ANTONIO PLANNING COMMISSION MINUTES



December 14, 2011



Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst
Lynda Billa Burke
Marcello Diego Martinez
Jody R. Sherrill
Rob Rodriguez



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 up to three (3) minutes per person and may change as needed
CALL (210) 207-0121 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)
 - Discussion regarding Retreat

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

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

4. Citizens to be heard

Michael Gallagher, citizen, spoke in favor of Item #25 and Item #24.

Chair opened the public hearing.

5. PUBLIC HEARINGS

PUD Plan & REPLATS W/ WRITTEN NOTIFICATION:

- A. 11-002 **Champions Village PUD***
(North of Stone Oak Parkway, west of U.S. Highway 281)
- B. 110036 **Alamo Ranch Unit-44D Phase 3A PUD**
(Southwest of Alamo Ranch Parkway and Del Webb Boulevard)

* Project is located in the Camp Bullis Notification Area.

- C. 110172 Alamo Ranch Unit-34 Phase 1**
(West of the intersection of Crockett Way and Alamo Parkway)
- D. 110199 The Sanctuary Unit 5A**
(South of Bandera Road, east of Huron Peak)
- E. 110206 Hillcrest Unit 6A Phase 1**
(West of the intersection of Dewlap Trail and Trail Way Boulevard)
- F. 120004 Trinity Oaks Unit 3A.1 PUD***
(South of the intersection of Rustic Brook and Cascade Mist)
- G. 120007 Timber Ridge Unit 5**
(On the north side of Woodline Drive at Mountain Breeze)

REPLATS:

- H. 110384 Stone Oak Apartments PUD***
(At the northeast corner of Stone Oak Parkway and Estate Hill Drive)

Chair 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 6-13 HELD ABOVE:

- 6. 11-002 Champions Village PUD***
(North of Stone Oak Parkway, west of U.S. Highway 281)
- 7. 110036 Alamo Ranch Unit-44D Phase 3A PUD**
(Southwest of Alamo Ranch Parkway and Del Webb Boulevard)
- 8. 110172 Alamo Ranch Unit-34 Phase 1**
(West of the intersection of Crockett Way and Alamo Parkway)
- 9. 110199 The Sanctuary Unit 5A**
(South of Bandera Road, east of Huron Peak)
- 10. 110206 Hillcrest Unit 6A Phase 1**
(West of the intersection of Dewlap Trail and Trail Way Boulevard)

- 11. 120004 **Trinity Oaks Unit 3A.1 PUD***
(South of the intersection of Rustic Brook and Cascade Mist)
- 12. 120007 **Timber Ridge Unit 5**
(On the north side of Woodline Drive at Mountain Breeze)
- 13. 110384 **Stone Oak Apartments PUD***
(At the northeast corner of Stone Oak Parkway and Estate Hill Drive)

PLATS:

- 14. 110316 **Amber Creek Unit 3A**
(Southwest from the intersection of Edgefield Pass and Balboa Island)
- 15. 110365 **West Oaks 352**
(On the east side of Vance Jackson Road, north of UTSA Boulevard)

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

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

INDIVIDUAL CONSIDERATION

DEFERRAL TERMINATION:

- 16. 110230 **Weatherford Hilltop** (deferral termination)
(North of Loop 1604, east side of Liedecke Road)

Donna Camacho, Planner, introduced item and recommended approval of the resolution to terminate utilities.

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

VARIANCE and APPEAL:

17. **11-IV-003 15890 FM 1937** (certificate of determination appeal)
(On the east side of FM 1937, south of Blue Wing Road)

Larry Odis, Planner, introduced item and recommended disapproval of the request for utility connection.

James Janavaras, representative, stated the applicant already has a house on the property and is requesting this appeal so he can have utilities on his property. He also stated the one acre tract was given to the applicant as gift. He further stated the electric poles have already been installed.

1st Motion

Motion: Commissioner R. Rodriguez to recommended approval of the request for utility connection.

Second: Commissioner Billa Burke

In Favor: R. Rodriguez, Billa Burke, Limon, Lindhorst

Opposed: Hartman, A. Rodriguez, Sherrill

Motion fails.

2nd Motion

Motion: Commissioner R. Rodriguez to table this item until the next regularly scheduled meeting on January 6, 2012.

Second: Commissioner Billa Burke

In Favor: R. Rodriguez, Billa Burke, Hartman, Limon, A. Rodriguez, Sherrill.

Opposed: Lindhorst

Motion passes.

STREET NAME CHANGE:

18. **S11-004** Request to change Mann Weimer Way & Mozley Rise between Randolph Boulevard to the intersection of East and West Queens Crown to simplify traffic patterns, enhance public safety, improve emergency response times, and minimize public confusion. (Development Services Department, by Juanita Gonzalez)

Juanita Gonzalez, 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

LAND TRANSACTIONS:

19. **S.P. No. 1457** Request to declare as surplus to the needs of the City of San Antonio and sell an improved 0.3596 acre tract of land out of Block 24, NCB 10143 located at 3002 East Southcross Boulevard. (Capital Improvements Management Services, by Martha Almeria)

Martha Almeria, Planner, introduced item and recommended approval.

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

20. **S.P. No. 1517** Request to declare as surplus to the needs of the City of San Antonio and sell an improved 1.2102 acres of land out of Lot 25, Block 84, NCB 265 located at 910 and 928 West Commerce Street. (Capital Improvements Management Services, by Martha Almeria)

Marcia Orlandi, Planner, introduced item and recommended approval

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

21. **S.P. No. 1542** Request to close, vacate and abandon Danvers, Dime, Glaze, Glenney, Glidden and Nickle Streets Public Rights of Way within the Valley View Acres Unit 2 Subdivision located south of W. Hausman Road and west of Babcock Road (Capital Improvements Management Services, by Jesse Quesada)

Jesse Quesada, Planner, introduced item and recommended approval.

Eduardo Rodriguez, citizen, spoke in favor.

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

Commissioner Lindhorst departed the boardroom.

- 22. S.P. No. 1603** Request by Verano Land Group, LP to use University Way and Verano Parkway Public Rights of Way. (Capital Improvements Management Services, by Martha Almeria)

Martha Almeria, Planner, introduced item and recommended approval.

Motion: Commissioner Billa Burke to follow staff's recommendation of approval.
Second: Commissioner Limon
In Favor: Billa Burke, Limon, Hartman, A. Rodriguez, R. Rodriguez, Sherrill
Recusal: Lindhorst
Opposed: None
Motion Passes.

Commissioner Lindhorst returned to the boardroom.

- 23.** Consideration for Authorizing and Right-of-Way Acquisition to the City of San Antonio for the Zarzamora and San Fernando Intersection FY 2012 IMP Signal Project. (Public Works Department, by Amer Gilani)

Amer Gilani, Planner, introduced item and recommended approval.

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

COMPREHENSIVE MASTER PLANS:

- 24. PA11051** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.8 acres out of Lot 3 Block 20 NCB 16883 located northeast of the intersection of Loop 1604 and Hausman Road from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)

Rebecca Paskos, Planner, introduced item and recommended approval of the request to amend from Suburban Tier land use to Regional Commercial land use.

Motion: Commissioner R. Rodriguez to follow staff's recommendation of approval of the request to amend from Suburban Tier land use to Regional Commercial land use.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

- 25. PA12002** - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 19.095 acres generally located at the southeast corner of Uhr Lane and Thousand Oaks Drive, and further described as NCB 15689 BLK LOT NW IRR 447.80 FT OF 11, NCB 15689 BLK LOT P-100, and NCB 15689 BLK LOT 6 & P-12C, from Public/Institutional land use and Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planner, introduced item and recommended approval of the request to amend from Community Commercial land use and Public Institutional land use to Regional Commercial land use.

Bill Kaufman, applicant, stated this is the first step for a major revitalization of this segment Nacogdoches which is needed. He also stated the commercial surrounding is aged and poorly maintained. There is no landscaping or sidewalks and the parking lots are also poorly maintained.

Heather Pannell, citizen, spoke in favor.

Douglas Diffenbaug, citizen, spoke in favor.

Gerhard Rokidin, citizen, spoke in favor.

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

- 26. PA12007** - Public hearing and consideration of a resolution amending the land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1447 acres located at 1024 and 1030 Burleson Street from Low Density Residential land use to Low Density Mixed Use land use. (Planning and Community Development Department by John Osten)

John Osten, Planner, introduced item and recommended denial of the request to amend from Low Density Residential land use to Low Density Mixed Use land use.

Anna Cruz, applicant, stated this property will be used as a community room for small parties. She also stated she did speak to several neighbors and did not receive any complaints. Their main concern was when were they going to open.

Mildred Bailey, citizen, spoke in opposition.

Masario Jaramillo, citizen, spoke in opposition.

Motion: Commissioner A. Rodriguez to follow staff's recommendation of denial of the request to amend from Low Density Residential land use to Low Density Mixed use land use.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

27. **PA12009** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 3.83 acres located at 4330 Vance Jackson Street from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planner, introduced item and recommended denial of the request to amend from Suburban Tier land use to Regional Center land use.

1st Motion

Motion: Commissioner Sherrill to recommend approval of the request to amend from Suburban Tier land use to Regional Center land use.
Second: Commissioner Billa Burke
In Favor: Sherrill, Billa Burke, R. Rodriguez, Limon
Opposed: Hartman, A. Rodriguez, Lindhorst
Motion fails.

2nd Motion

Motion: Commissioner Limon to table this item until the next regularly scheduled meeting on January 6, 2012.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion passes.

OTHER ITEMS:

28. Approval of the minutes for the December 2, 2011 Planning Commission meeting

Motion: Commissioner Billa Burke to approve the December 2, 2011 Planning Commission minutes as presented.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

29. Director's report - City Council Action Update (Planning Commission Items sent to Council)
30. 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
31. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:53 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary