

# SAN ANTONIO PLANNING COMMISSION MINUTES



February 8, 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).

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-1111) o al 711 (servicio de transmitir para sordos).

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, 1:30 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, A. Rodriguez, R. Rodriguez, Martinez, Lindhorst, Kossl, Oroian, Sherrill

Absent: Billa Burke

## 4. Citizens to be heard

Commissioners Kossl and Lindhorst departed the board room

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## 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.

\* Project is located in the Camp Bullis Notification Area.

**PLATS:**

5.     **110161**     **Quiet Creek**  
                    (East of Loop1604, south of Graytown Road)
  
6.     **110171**     **Napa Oaks Unit 2A PUD\***  
                    (North of IH-10, west of Napa Landing)
  
7.     **120042**     **Fox Grove, Unit 12A**  
                    (East of the intersection of Dusty Canyon and Semora Oak)

**TIME EXTENSION:**

8.     **070434**     **Sonoma Verde – Unit 5A**  
                    (On the east side of Kyle Seale Parkway, south of Vista Colina)

**DEFERRALS:**

9.     **120105**     **S.A.F.E II**  
                    (On the southeast corner of New Laredo Highway and Pitluk Avenue)

**LAND TRANSACTION(S):**

10.    **S.P. No. 1584** Request for a Joint Use Agreement for an easement within Concepcion Creek for the Eldorado Sewer Project adjacent to Lots 30 through 33, Block 13, NCB 3916. (Capital Improvements Management Services, by Martha Almeria)
  
11.    **S.P. No. 1607** NuStar request to license City ROW at Old Corpus Christi Rd (NCB 10927/NCB 10879) for the placement of crude pipeline (Capital Improvements Management Services, by Mary Fors)
  
12.    **S.P. No. 1613** NuStar request to license City ROW at Shane Road (NCB 10915) for the placement of crude pipeline (Capital Improvements Management Services, by Mary Fors)
  
13.    **S.P. No. 1618** Request to purchase approximately 4.51 acres of vacant land located between Thompson Place and Calle De Sol adjacent to General Hudnell Drive out of New City Block 6801, Block 1, Lot 1 and to convey the land to Habitat for Humanity for Public Housing (Capital Improvements Management Services, by Jesse Quesada)

Chair Limon asked for a motion to approve the Consent Agenda as presented

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

Commissioners Kossel and Lindhorst returned to the Board Room.

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## INDIVIDUAL CONSIDERATION

### VARIANCES and APPEAL(S):

- 14. FPV 12-003 SA 43-Six Mile Creek Drainage Improvement**  
(South Flores Street from Deely Place to Roosevelt Avenue)

Luz Gonzalez, Planner, introduced the item and recommended approval of the floodplain variance request.

Motion: Commissioner Lindhorst to approve the applicant's request.  
Second: Commissioner A. Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

### LAND TRANSACTION:

- 15. S.P. 1464** – City of San Antonio request to close, vacate and abandon an improved portion of Grove Avenue between NCB A20 and NCB 20 for the Mission Trails 2007 Bond Project (Capital Improvements Management Services, by Mary Fors)

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

John McDowell, citizen, spoke in favor of the request.

Frederica Kushner, citizen, spoke in support of the request.

Chair closed the public hearing.

Motion: Commissioner Martinez to follow staff recommendation of approval.  
Second: Commissioner A. Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

### COMPREHENSIVE MASTER PLAN:

- 16. PA12018-** Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.953 acres located at 2221, 2211, 2209 SW Military Drive and 123 Ascot Avenue from Mixed Use land use and

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High Density Residential land use to Regional Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert C. Acosta, Planning and Community Development Department, introduced item and recommended approval of the request to amend from Mixed Use land use and High Density Residential land use to Regional Commercial land use.

Rick Thompson, citizen, spoke in favor of the request.

Motion: Commissioner Sherrill for approval.  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

17. **PA12021** - Public hearing and consideration of a resolution amending the land use plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4189 acres located at 701 South Frio Street from Residential land use to Mixed Use land use. (Planning and Community Development Department by Loretta Olison)

Loretta Olison, Planning and Community Development Department, introduced item and recommended approval of the request to amend from Residential land use to Mixed Use land use.

Daniel Ortiz, representative, was present to address questions raised by the Commission.

Motion: Commissioner R. Rodriguez for approval.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

**OTHER ITEMS:**

18. Approval of the minutes for the January 25, 2012 Planning Commission meeting

Motion: Commissioner Martinez to approve the January 25, 2012 Planning Commission minutes as presented.  
Second: Commissioner A. Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

19. Director's report - City Council Action Update (Planning Commission Items sent to Council). None.

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20. 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

21. **ADJOURNMENT**

There being no further business, the meeting adjourned at 2:30 p.m.

APPROVED:



Jose Limon, Chair

ATTEST:



Executive Secretary