

SAN ANTONIO PLANNING COMMISSION MINUTES



January 25, 2012



Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Jody R. Sherrill

Rob Rodriguez

Daniel D. Kossl

Donald Oroian

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:

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

Absent: Billa Burke, Sherrill

4. Citizens to be heard – None present.

5. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

John Jacks, Assistant Director, assumed the Chair and asked for nominations for the Chair of the Planning Commission.

Commissioner R. Rodriguez nominated Commissioner Limon as Chair of the Planning Commission. Commissioner Kossl seconded the nomination.

* Project is located in the Camp Bullis Notification Area.

Commissioner Lindhorst nominated Commissioner Martinez as Chair of the Planning Commission. Commissioner Oroian seconded the nomination.

Nominations ceased and the vote was taken.

Motion: Commissioner R. Rodriguez made a motion to nominate Commissioner Limon as Chair of the Planning Commission.
Second: Commissioner Kossl
In Favor: A. Rodriguez, R. Rodriguez, Kossl, Oroian, Limon
Opposed: Lindhorst, Martinez
Motion Passes.

Commissioner Limon assumed as Chair of the Planning Commission and asked for nominations for the Vice-Chair.

Commissioner A. Rodriguez nominated Commissioner Martinez as Vice-Chair of the Planning Commission. Commissioner R. Rodriguez seconded the nomination.

Nominations ceased and the vote was taken.

Motion: Commissioner A. Rodriguez made a motion to nominate Commissioner Martinez as Vice-Chair of the Planning Commission.
Second: Commissioner R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

Chair Limon asked for nominations for the Chair Pro-Tem of the Planning Commission.

Commissioner A. Rodriguez nominated Commissioner R. Rodriguez as Chair Pro-Tem of the Planning Commission.

Nominations ceased and the vote was taken.

Motion: Commissioner A. Rodriguez made a motion to nominate Commissioner R. Rodriguez as Chair Pro-Tem of the Planning Commission.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes.

Chair opened the public hearing

6. PUBLIC HEARINGS:

REPLATS:

- A. ~~110336~~ ~~**Grissom Road Business Park – Pulled**~~
(~~Southwest of Heath Road and north of Grissom Road~~)
- B. 110349 **Calicar, Unit-3**
(West of South New Braunfels and north of SE Military 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 7-8 HELD ABOVE:

7. ~~110336~~ ~~**Grissom Road Business Park – Pulled**~~
(~~Southwest of Heath Road and north of Grissom Road~~)
8. 110349 **Calicar, Unit-3**
(West of South New Braunfels and north of SE Military Drive)

PLATS:

9. 110334 **Stone Oak Nursing Home***
(South of the intersection of Stone Oak Parkway and Arrow Hill)
10. 120061 **Alamo Farmstead Lots 24 & 25** (vacating declaration)
(Southwest of Rochelle Road and Stonykirk Road)

Chair Limon asked for a motion to approve the Consent Agenda as presented minus Item #6A & #7.

Motion: Commissioner Martinez to approve the Consent Agenda as presented minus Item #6A & 7.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

6A & 7.110336 Grissom Road Business Park (Southwest of Heath Road and north of Grissom Road)

Donna Camacho, Planner, introduced the item and recommended approval.

John Salazar and Sabrina Santiago, Public Works, Drainage Div., addressed questions raised by the Commission and stated that they would support the language of the note on the plat as is.

Steven Kraus, KFW Engineers, stated that this is a standard note that is placed on all the plats and there is nothing in the note that is in error and is in conformance with the UDC requirements.

Motion: Commissioner Lindhorst to approve.
Second: Commissioner Martinez
In Favor: Lindhorst, Martinez, Kossl, R. Rodriguez, A. Rodriguez, Limon
Opposed: Oroian
Motion Passes.

LAND TRANSACTIONS:

11. **S.P. 1384** – Request to close, vacate and abandon a 0.683 acre portion of improved public right-of-way on Bryn Mawr Drive, located between NCB 9059 and NCB 11762 in Council District 10 as requested by Mt. Calvary Lutheran Church. (Capital Improvements Management Services, by Mary Fors)

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

Motion: Commissioner Lindhorst to approve.
Second: Commissioner Martinez
In Favor: Unanimous

Opposed: None
Motion Passes.

12. **S.P. 1479** – Request to declare as surplus and dispose of a 2.544 acre tract of City-owned property located at 1001 Harriman Place, NCB 6803 Block H, Lots 5 thru 22, 30 and 35 and West 6538 feet of 36 in Council District 5. (Capital Improvements Management Services, by Mary Fors)

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

Motion: Commissioner Martinez to approve.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

13. **S.P. 1606** – Request to declare as surplus and sell a vacant 9.37 acre tract of City-owned property in City Council District No. 6 within the Southwest Business and Technology Park, located between S. Callaghan Road and Old U.S. Highway 90 adjacent to State Highway 151 described as NCB 11379, Block 9, Lot 5. (Capital Improvements Management Services, by Jesse Quesada)

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

Motion: Commissioner A. Rodriguez to approve.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

COMPREHENSIVE MASTER PLANS:

14. **PA11060** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.1524 acres located at 718 Stonewall, more specifically described as NCB 7895 Blk Lot S IRR 238.82 Ft of TR 55, NCB 7895 Blk Lot 97, NCB 7895, Blk Lot S IRR 137.75 Ft of N 150.25 Ft of TR 55 and NW IRR 33.0 ft of 56, NCB 7895 Blk Lot S 183 ft of 54, from Low Density Residential land use and Neighborhood Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, introduced the item and recommended denial of the request to amend from Low Density Residential land use and Neighborhood Commercial land use to Regional Commercial land use.

Marcus Garza, applicant, was present to address questions raised by the Commission. He stated that he would like to amend his request to Neighborhood Commercial land use.

Motion: Commissioner Martinez to recommend approval of the request to amend from Low Density Residential land use and Neighborhood Commercial land use to Neighborhood Commercial land use.
Second: Commission R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

15. **PA12019** - Public hearing and consideration of a resolution amending the land use plan contained in the Midtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3036 acres located at 402 West Gramercy from Medium Density Residential and Low Density Residential and use to Neighborhood Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, introduced the item and recommended approval of the request to amend from Medium Density Residential and Low Density Residential land use to Neighborhood Commercial land use.

Jesse Sepulveda, applicant, was present to answer questions.

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

16. **PA12020** - Public hearing and consideration of a resolution amending the land use plan contained in the Heritage South Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.04 acres located at 10905 and 10907 South State Highway 16 from General Urban Tier land use to Agribusiness / RIMSE land use. (Planning and Community Development Department by John Osten). **Item was withdrawn.**

OTHER ITEMS:

17. Public Hearing and Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to designate a segment of 36th Street as a Secondary Arterial Type A (86 feet Right-of-Way), generally located within Port San Antonio, south of Highway 90 and north of SW Military Drive. (Planning and Community Development Department by Priscilla Rosales-Piña)

Priscilla Pina-Rosales, Planning and Community Development Department, introduced the item and recommended approval of a resolution amending the Major Thoroughfare Plan, a component of the San Antonio Master Plan, to designate a segment of 36th Street as a Secondary Arterial Type A (86 feet right-of-way), generally located within Port San Antonio, south of Highway 90 and north of SW Military Drive.

Al Raymond, representative, was present to answer questions.

Motion: Commissioner Lindhorst to recommend approval.
Second: Commission R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

18. Technical Advisory Committee appointment for Planning Commissioner Representative. (Development Services Department, by Rick Carrizales)

Motion: Commissioner Martinez made a motion to appoint Commissioner Oroian as Planning Commission representative on the Planning Commission Technical Advisory Committee
Second: Commissioner R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

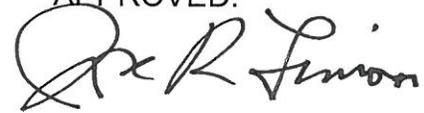
19. Approval of the minutes for the January 11, 2012 Planning Commission meeting

Motion: Commissioner Martinez to approve the January 11, 2012 Planning Commission minutes as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

20. Director's report - City Council Action Update (Planning Commission Items sent to Council)
21. 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 (None)
22. **ADJOURNMENT**

There being no further business the meeting was adjourned at 3:45 p.m.

APPROVED:



Jose R. Limon, Chair

ATTEST:



Executive Secretary