

SAN ANTONIO PLANNING COMMISSION MINUTES



July 11, 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) 207-7245 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 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, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Update on the Bexar Metropolitan Water District merger with SAWS (San Antonio Water System by Dwayne Rathburn)

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: Lindhorst, Martinez

4. Citizens to be heard

5. Appointing of Steven B. Grau as the Park and Recreation Board member to the Technical Advisory Committee (Development Services Department by Richard Carrizales)

* Project is located in the Camp Bullis Notification Area.

- Motion: Commissioner Kossl made a motion to appoint Steven B. Grau to the Park and Recreation Board position on the Technical Advisory Committee.
- Second: Commissioner Sherrill
- In Favor: Unanimous
- Opposed: None
- Motion Passes.

Chairman Limon opened the public hearing.

6. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 110151 FM 471 N Area MS/ Swayback Ranch**
(West of the intersection of Galm Road and Silver Bells)
- B. 110178 Reserve of Lost Creek U1B, Enclave***
(North of the intersection of Old Paseo Way and Camino Tower)
- C. 120029 The Bluffs of Lost Creek, Unit 5C***
(West of the intersection of Paraiso Point and Rio Bank)

REPLAT:

- D. 110238 Comal ISD Indian Springs Elem. School***
(On the northwest corner of Wilderness Oak and Turquoise Sky)

Chairman Limon closed the public hearing.

Commissioner Kossl departed the board room 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 7-10 HELD ABOVE:

7. 110151 **FM 471 N Area MS/ Swayback Ranch**
(West of the intersection of Galm Road and Silver Bells)

8. 110178 **Reserve of Lost Creek U1B, Enclave***
(North of the intersection of Old Paseo Way and Camino Tower)
9. 120029 **The Bluffs of Lost Creek, Unit 5C***
(West of the intersection of Paraiso Point and Rio Bank)
10. 110238 **Comal ISD Indian Springs Elem. School***
(On the northwest corner of Wilderness Oak and Turquoise Sky)

PLATS:

11. 110214 **The Preserve at Park Vista**
(Southeast corner of Tezel Road and Park Vista Drive)
12. 110225 **Kinder Northeast, Unit 9 (PUD)**
(The extension of Prospect Creek, north of Lindal Pointe)
13. 110273 **Two Creeks, Unit-6B PUD***
(The extension of Low Creek, west of Shuman Creek)

DEFERRAL:

14. 120313 **RSBR Pleasanton Road**
(West of Pleasanton Road, north of Brighton)

Chairman Limon 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: Limon, R. Rodriguez, A. Rodriguez, Billa Burke, Oroian, Sherrill
Recusal: Kossl
Opposed: None
Motion Passes.

Commissioner Kossl returned to the board room.

INDIVIDUAL CONSIDERATION

PLATS:

15. 070640 **Balcones Creek Unit 1*** Rescind Plat Approval
(The extension of George Beere, west of I.H.10)

Larry Odis, 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.

16. **120132 Balcones Creek Unit 1A Enclave*** Pending Completeness
(The extension of George Beere, west of I.H.10)

Larry Odis, Planner, introduced item and recommended approval.

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

SPECIAL PROJECTS:

17. **S.P. No. 1616** - Request to close and barricade the railroad crossing at S. St. Mary's Street and Roosevelt (Department of Public Works by Amer Gilani)

Amer Gilani, Department of Public Works, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to follow staff recommendation of approval.
Second: Commissioner Sherrill
In Favor: Limon, A. Rodriguez, R. Rodriguez, Oroian, Sherrill
Opposed: Billa Burke, Kossl
Motion Passes.

18. **S.P. No. 1617** - Request to close and barricade the railroad crossing at Ellis Bean. (Department of Public Works by Amer Gilani)

Amer Gilani, Department of Public Works, presented item and recommended approval.

Manuel Buitron, citizen, spoke in favor but expressed his concerns regarding the land purchase.

Zane Lewis, citizen, spoke in favor but expressed his concerns regarding the land purchase and construction of a turnaround for the trailers.

Boyen Kalusevic, citizen, spoke in favor but expressed his concerns regarding the land purchase.

Peter Glassford, citizen, spoke in favor but expressed his concerns regarding the land purchase.

1st Motion

Motion: Commissioner Oroian to follow staff recommendation of approval with a condition that city staff provide a 50-foot turnaround capable for a 50-foot trailer.
Second: Commissioner Billa Burke

Commissioner Oroian withdrew his motion and was seconded by Commissioner Billa Burke.

2nd Motion

Motion: Commissioner Oroian motion to postpone this item for thirty days.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

COMPREHENSIVE MASTER PLANS:

19. ~~PA12046 - [Item Continued from June 13, 2012 meeting] Public hearing and consideration of a resolution amending the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.1521 acres located at 404 Stafford from Low Density Residential to Neighborhood Commercial. (Department of Planning and Community Development by John Osten) – **Pulled**~~
20. **PA12053 - [Item Continued from June 27, 2012 meeting] Public hearing and consideration of a resolution amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 5.513 acres located at 24165 W. IH-10 from Rural Estate Tier to Suburban Tier. (Department of Planning and Community Development by Robert Acosta)**

James Griffin, representative, stated they are requesting a two-week continuance to resolve some issues with surrounding neighbors.

Rolando Briones, citizen, spoke in favor.

Motion: Commissioner Billa Burke for a two-week continuance until the July 25, 2012 Planning Commission meeting.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes.

21. **PA12054** - Public hearing and consideration of a resolution amending the land use plan contained in the North Central Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3671 acres located at 829 and 830 Westwood Street from Parks/Open Space land use to Low Density Residential 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 Parks/Open Space to Low Density Residential.

Russell Felan, citizen, spoke in favor.

Motion: Commissioner R. Rodriguez to follow staff recommendation of approval of the request to amend from Parks/Open Space to Low Density Residential.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

22. **PA12055** - 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 0.2152 acres located at 2547 Steves Avenue from Low Density Residential to Neighborhood Commercial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended approval of the request to amend from Low-Density Residential to Neighborhood Commercial.

Tariq Mehmood, applicant, stated he bought the business in February 2012 and later found out the property was zoned residential. He also stated the property currently has non-conforming rights for the store and he would like to permanently change the zoning. He further stated the property has been used for a store for many years.

Gerardo Vasquez, citizen, spoke in opposition.

Motion: Commissioner A. Rodriguez to follow staff recommendation of approval of the request to amend from Low-Density Residential to Neighborhood Commercial.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

23. Approval of the minutes for the June 27, 2012 Planning Commission meeting

Motion: Commissioner A. Rodriguez to approve the June 27, 2012 Planning Commission minutes as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

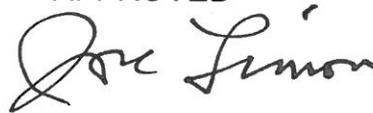
24. Director's report - City Council Action Update (Planning Commission Items sent to Council)

25. 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

26. **ADJOURNMENT**

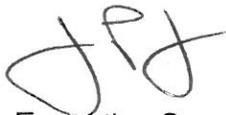
There being no further business, the meeting was adjourned at 3:26 pm.

APPROVED



Jose Limon

ATTEST:



Executive Secretary