

SAN ANTONIO PLANNING COMMISSION MINUTES



July 25, 2012



2:00 P.M.

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).

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) 207-1111 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 ITEMS:

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, Martinez, R. Rodriguez, A. Rodriguez, Billa Burke, Kossl, Oroian, Sherrill Absent: Lindhorst

4. Citizens to be heard – No citizens to be heard.

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

Melissa Ramirez, briefed commission on the submittal of reappointment.

* Project is located in the Camp Bullis Notification Area.

Chairman Limon opened the public hearing.

Rudy Munoz, Planner, presented items.

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

- A. 120103 Westwood Apartments**
(North of Culebra Road, west of Westwood Loop)

REPLAT:

- B. 120242 Westwood – West Frontage**
(North of Culebra Road, west of Westwood Loop)

Chairman Limon 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 6-7 HELD ABOVE:

- 6. 120103 Westwood Apartments**
(North of Culebra Road, west of Westwood Loop)
- 7. 120242 Westwood – West Frontage**
(North of Culebra Road, west of Westwood Loop)

PLATS:

- 8. 100302 Alamo Ranch Unit 52B, Enclave**
(East of Alamo Parkway, north of the extension of Arroyo Grande)
- 9. 110309 Cobblestone Unit 5 P.U.D.**
(West of the intersection of Daniel Krug and Clous Du Bois)
- 10. 110390 Estates at Briggs Ranch Apartments**
(North of U.S. Highway 90, east of State Highway 211)
- 11. 110399 Luckey Ranch Unit-5**
(East of the intersection of Luckey Tree and Luckey Path)

TIME EXTENSION:

12. 080021 **Villages at Marshall Road**
(At the southeast corner of U.S. Highway 281 and Marshall Road)

DEFERRALS:

13. 120306 **Lamm Commons**
(West of Priest Road, north of Lamm Road)
14. 120314 **RSBR Roosevelt Avenue**
(On the west side of Roosevelt Avenue, south of Sanez Street)

Motion: Commissioner Billa Burke to recommend approval of items as presented
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

17. A Resolution Supporting the burdening of the family and women residence building located at the Haven for Hope Campus in District 5 for use as a homeless shelter in lieu of payment of Dwyer Avenue Center Sale proceeds to the Federal Government. (Department of Human Services by Gloria Hurtado)

Gloria Hurtado, Department of Human Services, presented item and recommends approval.

Motion: Commissioner Martinez to recommend approval of item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

Chairman Limon stated Commissioner Billa Burke and Commissioner Kossl are recused from this item and have left the boardroom.

15. Resolution recommending Council authorization to acquire parcels of land along San Antonio creekways in order to develop linear parks in accordance with the Parks Development Expansion Venue Project, approved by voters in 2000, 2005 and 2010. Proposed land acquisitions include approximately 850 acres of primarily floodplain property located along Leon Creek, Salado Creek, Culebra Creek and the San Antonio River in Council Districts 2, 3, 6, 7, 8 and 9. (Parks and Recreation Department, by Andrew Blouet)

Brandon Ross, Parks and Recreation Department, presented item and recommends approval.

Motion: Commissioner R. Rodriguez to recommend approval of item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Billa Burke, Kossl
Motion Passes

16. Consideration of a resolution authorizing the acceptance of title to six properties located at: 126 Cherry, 402 Center, 406 Center, 130 Swiss, 134 Swiss and 139 Swiss. (Capital Improvements Management Services, by Kevin Sadler)

Kevin Sadler, Capital Improvements Management Services, presented item and recommends approval.

Motion: Commissioner Sherrill to recommend approval of item as presented
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

18. **PA12053** – [Item continued from July 11, 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)

Robert Acosta, Planning and Community Development Department, presented item and recommends approval.

James Griffin, representative, stated they have been working closely with the Dominion Homeowners Association to address their concerns.

Rolando Briones, representing Dominion HOA, stated they are in support of the proposed Plan Amendment.

Motion: Commissioner R. Rodriguez to recommend approval of item as presented
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

19. **PA12057** - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.166 acres located at 3011 East Commerce Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, stated the applicant has requested a continuance.

Patrick Christensen, representative, stated he is the representative for items 19, 20 and 21 and would like to request continuance until September 12, 2012.

Motion: Commissioner Kossl to recommend a continuance until September 12, 2012 on items PA12057, PA12058 and PA12059
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

20. **PA12058** - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.80 acres located at 3363 Commerce Street from Light Industrial to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells) – **CONTINUED until September 12, 2012**

21. **PA12059** - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 7.55 acres located at 158 Coca Cola Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells) – **CONTINUED until September 12, 2012**

- 22. PA12060** - 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, stated the applicant has requested a continuance.

Daniel Ortiz, representative, stated he would like to request a two-week continuance. He stated they are proposing to relocate Newell Recycling on the subject property.

Motion: Commissioner Martinez to recommend a continuance until
August 8, 2012
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

- 23. PA12061-** Public hearing and consideration of a resolution amending the land use plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 5.468 acres out of NCB 17636 located along the eastside of Loop 1604, approximately 6, 000 feet north of Culebra Road from Regional Commercial land use to High Density Residential land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommends approval.

Ashley Farrimond, representative, stated they are proposing multi family development on the subject property.

Motion: Commissioner R. Rodriguez to recommend approval of item
as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

24. Approval of the minutes for the July 11, 2012 Planning Commission meeting.

Motion: Commissioner Kossl to recommend approval as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

26. 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

27. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:02 pm.

APPROVED

A handwritten signature in black ink, appearing to be "Jose Limon", with a horizontal line extending to the right and the word "FOR" written in capital letters at the end.

Jose Limon, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be "J. P. [unclear]", written in a cursive style.

Executive Secretary