

# SAN ANTONIO PLANNING COMMISSION MINUTES



June 27, 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) 207-7245 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 ITEMS:**

### A. Work session, 1:30 P.M., Tobin Room

- Briefing on the proposed Lone Star Community Plan (Department of Planning and Community Development by Michael Taylor).
- 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.

Jim Young, (Item 14), expressed opposition.

Rick Dworaczyk, (Item 14), President, Misty Oaks Homeowners Association, expressed opposition.

Itza Carbajal, (Item 13), expressed opposition.

Chairman Limon opened the public hearing.

5. Appointment of Ex-Officio members, with voting rights, to the Technical Advisory Committee (Development Services Department by Richard Carrizales.)

Richard Carrizales, presented item to appoint Ex-Officio Members, Gene Dawson and Michael Moore to the Planning Commission Technical Advisory Committee with voting rights.

Motion: Commissioner Martinez to recommend approve item as presented  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Chairman Limon opened the public hearing.

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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.

### **PLATS:**

6. **110119 Solana Ridge Unit 7B**  
(West of the intersection of Lunber Sound and Galileo Line)
7. **110397 Coleman Ridge Unit 3**  
(South of the intersection of Wisdom Ridge and Peace Path)
8. **120009 The Park at Cimarron Enclave**  
(On the south side of Talley Road, west of Ray Lieck)
9. **120076 Tausch Farms Unit 2A**  
(North of the intersection of Tausch Drive and Emerald Sky Drive)
10. **120053 Alamo Ranch Unit 28, Phase 1A**  
(On the east side of Alamo Parkway, south of Volunteer Parkway)

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

**TIME EXTENSION:**

11.    **070611**       **Babcock/1604 14.72 Acre Tract 8**  
                          (At the southwest corner of Loop 1604 and Babcock Road)
- Motion:       Commissioner Kossl to recommend approval of items as  
                          presented
- Second:      Commissioner Billa Burke
- In Favor:     Unanimous
- Opposed:     None
- Motion Passes

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**INDIVIDUAL CONSIDERATION**

**PLATS:**

12.    **120207**       **The Canyons at Scenic Loop P.U.D. Unit 4\*** incomplete  
                          (West of the intersection of Autumn Canyon and Andora Ridge)
- Donna Camacho, Planner, presented item and recommended approval.
- Bob Brach, Bexar County, addressed Accessibility Disability Act (ADA) crossings.
- Motion:       Commissioner A. Rodriguez to recommend approval of item  
                          as presented
- Second:      Commissioner Billa Burke
- In Favor:     Unanimous
- Opposed:     None
- Motion Passes
15.    **PA12053** - 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, Department of Planning and Community Development, stated the applicant has requested a continuance.
- James McKnight, representative, stated he would like to request a two-week continuance to address a few development issues.

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

Motion: Commissioner Martinez to continue item until July 11, 2012  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**LAND TRANSACTIONS:**

Commissioner Andi Rodriguez has left the boardroom for recusal purposes.

13. The following items related to the proposed disposition of City-owned property at 803 N. Cherry Street and the issuance of three (3) License agreements for the utilization of areas on and around the Hays Street Bridge:

A. **S.P. No. 1654** – (Item continued from June 13, 2012 meeting) Request to declare as surplus and sell a vacant City-owned parcel of land located at 803 N. Cherry Street bounded by Lamar Street to the north, N. Cherry Street to the east, Hays Street to the south and the Rail Road Right of Way to the west within New City Block 527 in City Council District No. 2. (Center City Development Office, by David A. McGowen)

B. **S.P. No. 1657** – (Item continued from June 13, 2012 meeting) Request for a License Agreement to use the land under the Hays Street Bridge located between N. Cherry Street and the Railroad Right of Way adjacent to New City Blocks 527 and 536 in City Council District No. 2. (Center City Development Office, by David A. McGowen)

C. **S.P. No. 1658** – (Item continued from June 13, 2012 meeting) Request for a License Agreement to construct a skywalk connecting to the Hays Street Bridge located between N. Cherry Street and the Railroad Right of Way adjacent to New City Block 527 in City Council District No. 2 (Center City Development Office, by David A. McGowen)

D. **S.P. No. 1659** – (Item continued from June 13, 2012 meeting) Request for a License Agreement to use a portion of the Hays Street Bridge for restaurant tables located between N. Cherry Street and the Railroad Right of Way adjacent to New City Blocks 527 and 536 in City Council District No. 2. (Center City Development Office, by David A. McGowen)

David McGowen, Center City Development Office, presented item and recommend approval

Trey Jacobson, representative, stated their request is to allow a microbrewery on the subject property.

Douglas Steadman, spoke in opposition.

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

Lincoln Avant, representing Councilman Diego Bernal, spoke in favor.

Barbara Garcia, spoke in favor.

Imelda Mendez, spoke in opposition.

Jim McNamara, spoke in favor.

Dee Smith, Vice President, Dignowity Hill Neighborhood Association, spoke in favor.

Abigail Kinnison, spoke in favor of proposal A, S. P. 1654.

Suzanna Segura, spoke in opposition.

Graciela Sanchez, spoke in opposition.

Marisol Cortez, spoke in opposition.

Joe Shurgof, spoke in favor.

Stephanie Guerra, spoke in favor.

John Perez, spoke in favor.

Jim Campbell, spoke in favor

John Yoggerst, spoke in opposition.

Robert Marc Laginski, spoke in favor.

Jackie Gorman, SAGE, spoke in favor.

JoeEllen Scott, spoke in favor.

Gary Houston, spoke in opposition.

Nettie Hinton, spoke in opposition.

Richard Thelen, spoke in favor.

Jacob Wittig, spoke in favor.

Lynn Knapik, spoke in favor.

Michelle Jacob, spoke in favor.

Byran Dillard, spoke in favor.

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

Jessica Guerrero, spoke in favor.

Xavier Gonzalez, spoke in favor.

Sarah Dietrich, spoke in favor.

Madeline Gyer, spoke in favor.

Motion: Commissioner R. Rodriguez to recommend approval of items  
13 A thru D as presented

Second: Commissioner Billa Burke

Commissioner Oroian would like to request that D be considered separately.

Commissioner Rob Rodriguez amended his motion to approve items A, B & C only.

Commissioner Billa Burke seconded the amended motion.

In Favor: Limon, Martinez, R. Rodriguez, Billa Burke, Kossl, Oroian, Sherrill

Opposed: None

Recused: A. Rodriguez

Motion Passes

Motion: Commissioner Martinez to recommend approval of Item 13 D  
as presented

Second: Commissioner Billa Burke

In Favor: Limon, Martinez, R. Rodriguez, Billa Burke, Kossl

Opposed: Oroian, Sherrill

Motion Passes

Commissioner Andi Rodriguez returned to the boardroom.

#### **COMPREHENSIVE MASTER PLANS:**

14. **PA12048** – (Item continued from June 13, 2012 meeting) 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 2.4164 acres located at 7510 Grissom Road from Suburban Tier land use to Specialized Center land use. (Planning and Community Development Department by Jacob Floyd)

Jacob Floyd, Planning and Community Development Department, presented item and recommended denial.

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

Bobby Perez, representative, stated they are requesting this plan amendment to allow for a salvage yard for automotive vehicles. He stated they have met with the neighborhood association.

Mr. Garcia, President, Lynnwood Neighborhood Association, stated they have been working with Mr. Perez on their concerns.

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

**OTHER ITEMS:**

16. Approval of the minutes for the June 13, 2012 Planning Commission meeting.

Motion: Commissioner Martinez to recommend approval as amended.  
Second: Commissioner Billa Burke  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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

18. 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

19. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 5:16 pm.

APPROVED



Jose Limon, Chairman

ATTEST:



Executive Secretary