

SAN ANTONIO PLANNING COMMISSION MINUTES



March 14, 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, Martinez, R. Rodriguez, A. Rodriguez, Lindhorst, Kossl, Oroian, Sherrill, Billa Burke

4. Citizens to be heard – None present

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 100225 **Alamo Acres Phase 2**
(On the west side of Abe Lincoln, north of Whitby Road)

B. 120054 **Junio**
(On the north side of Ayrshire and east of Higgins Road)

* Project is located in the Camp Bullis Notification Area.

Commissioner Kossl departed the board room.

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. **100225** **Alamo Acres Phase 2**
 (On the west side of Abe Lincoln, north of Whitby Road)

- 7. **120054** **Junio**
 (On the north side of Ayrshire and east of Higgins Road)

PLATS:

- 8. **100195** **Northeast Crossing T.I.F., Unit – 8A**
 (South of the extension of Hibiscus Falls and Wisteria Hill)

- 9. **110303** **Tanglewood Oak**
 (At the southeast corner of Buck Ridge Lane and Money Tree)

TIME EXTENSIONS:

- 10. **070186** **JMS 281 Commercial A**
 (Southeast of the intersection of U.S. Hwy 281 and Stone Oak Parkway)

- 11. **070379** **The Estates at Golf Valley**
 (Southeast of the intersection of Firestone Parkway and Hidden Hills)

- 12. **080309** **The Palms**
 (On the north side of Blanco Road (FM 2696), west of Huebner Road)

- 13. **080477** **Valero Data Expansion**
 (On the north side of Wiseman Boulevard, west of Westover Hills)

LAND TRANSACTIONS:

- 14. **S.P. No. 1488** - Request to release an easement within an unimproved 0.543 acre tract of land out of Lot 42, Block 1, NCB 2444 located at 1310 Guadalupe Street. (Capital Improvements Management Services, by Martha Almeria)

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 Billa Burke
In Favor: Limon, Martinez, R. Rodriguez, Billa Burke, A. Rodriguez, Oroian,
Lindhorst, Sherrill
Recusal: Kossl
Opposed: None
Motion Passes.

Commissioner Kossl returned to the board room.

INDIVIDUAL CONSIDERATION

LAND TRANSACTION:

15. Consideration of a resolution authorizing the acquisition of two properties, Parcel One located at the southwest corner of Frio City Road and W. Thompson Place; Parcel Two is 611 Oriental. Parcel One will be developed by the Solid Waste Management Department into a City-owned and operated Bulky Waste Collection Center. Parcel Two will be used as a storage area in support of the Collection Center operations. (Solid Waste Management by, David Newman)

David Newman, Solid Waste Management, introduced item and recommended approval.

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

COMPREHENSIVE MASTER PLANS:

16. **PA12022** - [Item Continued from February 22, 2012 meeting] - Public hearing and consideration of a resolution amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 13.9 acres located at 2922, 2926, 2930, 2934, 2940, 2950, and 2954 Southeast Loop 410 and P-17B and P-17D of NCB 10777 from Community Commercial and Parks/Open Space to Industrial. (Department of Planning and Community Development by Rebecca Paskos)

Ken Whitby, applicant, requested a continuance until April 11, 2012. He also stated he wants to meet with the Neighborhood Association to discuss the industrial zoning.

Michael Pogue, citizen, spoke in opposition.

James Boldt, citizen, spoke in opposition.

Motion: Commissioner Lindhorst for a continuance until the April 11, 2012
Planning Commission meeting.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes.

17. **PA12028** - Public hearing and consideration of a resolution amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.267 acres located at 1206 West Avenue from Office to Neighborhood Commercial. (Department of Planning and Community Development by Robert C. Acosta)

Robert C Acosta, Planning and Community Development Department, introduced item and recommended approval of the request to amend from Office to Neighborhood Commercial

Motion: Commissioner Martinez to follow staff recommendation of approval of the request to amend from Office to Neighborhood Commercial.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

18. **PA12029** - Public hearing and consideration of a resolution amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.1596 acres located at 113 Furnish Avenue from Low Density Residential to Mixed Use. (Department of Planning and Community Development by Loretta Olison)

Loretta Olison, Planning and Community Development Department, introduced item and recommended denial of the request to amend from Low Density Residential to Mixed Use.

Victor Cantu, citizen, expressed his concerns regarding traffic issues.

Rene Rocco, citizen, spoke in favor.

Motion: Commissioner A. Rodriguez to follow staff recommendation of denial of the request to amend from Low Density Residential to Mixed Use.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes.

Commissioner Lindhorst departed the board room.

- 19. PA12030** - Public hearing and consideration of a resolution amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 29.594 acres located at West Avenue, NCB 16325 P-21, NCB 16325 BLK LOT P-22 (6.72AC) & P-8 (6.2AC) from Park/Open Space & Public Institutional to Medium Density Residential. (Department of Planning and Community Development by Loretta Olison)

Loretta Olison, Planning and Community Development Department, introduced item and recommended approval of the request from Parks/Open Space & Public Institutional to Medium Density Residential.

Bart Swager, citizen, spoke in favor.

Motion: Commissioner Kossl to follow staff recommendation of approval of the request from Parks/Open Space & Public Institutional to Medium Density Residential.
Second: Commissioner Billa Burke
In Favor: Limon, Martinez, R. Rodriguez, Kossl, Billa Burke, A. Rodriguez, Sherrill, Oroian
Recusal: Lindhorst
Opposed: None
Motion Passes.

- 20. PA12032** - Public hearing and consideration of a resolution amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.9427 acres located at 526 Everest and 538 Everest from Medium Density Residential to Mixed Use. (Department of Planning and Community Development by Tyler Sorrells)

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

Motion: Commissioner R. Rodriguez to follow staff recommendation of approval of the request to amend from Medium Density Residential land use to Mixed Use land use.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

- 21. PA12033** - Public hearing and consideration of a resolution amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 38.5 acres located along the northeast side of Thousand Oaks bound by Country Morning to the northwest and Wetmore Road to the southeast from Neighborhood Commercial to Community Commercial. (Department of Planning and Community Development by Loretta Olson)

Loretta Olson, Planning and Community Development Department, introduced item and recommended approval of the request to amend from Neighborhood Commercial to Community Commercial.

Rosalinda Tijerina, citizen, spoke in favor.

Don Gadberry, citizen, spoke in favor.

Raytha Polans, citizen, spoke in favor.

Sharon Parry, citizen, spoke in favor.

Motion: Commissioner Sherrill to follow staff recommendation of approval of the request to amend from Neighborhood Commercial to Community Commercial.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

- 22.** Approval of the minutes for the February 22, 2012 Planning Commission meeting

Motion: Commissioner Billa Burke to approve the February 22, 2012 Planning Commission minutes as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

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

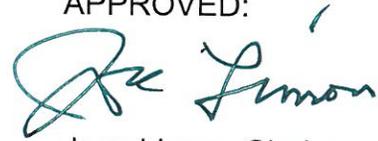
- 24.** Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

San Antonio Planning Commission
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25. ADJOURNMENT

There being no further business, the meeting adjourned at 2:47 p.m.

APPROVED:



Jose Limon, Chair

ATTEST:



Executive Secretary