

# SAN ANTONIO PLANNING COMMISSION MINUTES



May 23, 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, 1:00 P.M., Tobin Room

- Review and discuss TAC applications (Development Services Department)
- Dignowity Hill Neighborhood Plan, Plan Implementation Rezoning Phase 1 update to the Planning Commission. (Department of Planning and Community Development)
- 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, Lindhorst, Oroian, Sherrill

Absent: None

## 4. Citizens to be heard

Chair opened the public hearing.

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

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

- A. ~~100343~~ ~~Weston Oaks Unit 18 – Pulled~~  
(On the west side of Grosenbacher Road, south of Potranco Road)
- B. 120023 **Bridgepoint Units 5, 13 & 14 Enclave**  
(East of the intersection of Foxen Way and Little Green Street)

### REPLAT:

- C. 120044 **Morin**  
(On the east side of Exeter Street, south of U.S. Highway 81-Austin Hwy)

Chair closed 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.

### PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

6. ~~100343~~ ~~Weston Oaks Unit 18 – Pulled~~  
(On the west side of Grosenbacher Road, south of Potranco Road)
7. 120023 **Bridgepoint Units 5, 13 & 14 Enclave**  
(East of the intersection of Foxen Way and Little Green Street)
8. 120044 **Morin**  
(On the east side of Exeter Street, south of U.S. Highway 81-Austin Hwy)

### PLATS:

9. 110145 **Lantana Crossing Unit B**  
(On the east side of F.M. 2538, west of Blacksmith Way)
10. 120060 **Halliburton – San Antonio**  
(East of the intersection of Loop 1604 and I.H. 37)

**DEFERRALS:**

11. 120158 **Lien HOA Temple**  
(North of the intersection of Excalibur Drive and Fratt Road)

**TIME EXTENSIONS:**

12. 070348 **Carmona Hills Unit 2**  
(West of the intersection of Carmona Pass and Cenizo Pass)
13. 080357 **Mathews Raymundo**  
(On the east side of U.S. Highway 281, north of Bulverde Road)

**LAND TRANSACTIONS:**

14. **S. P. No. 1545** - Request for a license agreement to use 0.0425 of an acre tract of land out of Lot 25, Block 22, NCB 559 located on Eda Street. (Capital Improvements Management Services, by Martha Almeria)
- ~~15. **S. P. No. 1582** - Request to close, vacate, and abandon an improved 0.261 acre portion of Humphrey Avenue Public Right of Way located between Margaret and North Pine Streets. (Capital Improvements Management Services, by Martha Almeria) - Pulled~~
16. **S.P. No. 1630** - NuStar request to place 8" common carrier pipe under Binz-Engleman Rd. (NCB 12201) (Capital Improvements Management Services, by Mary Fors)
17. **S.P. No. 1631** - NuStar request to place 8" common carrier pipe under Interstate Dr. (NCB 17501) (Capital Improvements Management Services, by Mary Fors)
18. **S.P. No. 1632** - NuStar request to place 8" common carrier pipe under Springfield Rd. (NCB 10599) (Capital Improvements Management Services, by Mary Fors)
19. **S.P. No. 1633** - NuStar request to place 8" common carrier pipe under Corner Pkwy. (NCB 10597) (Capital Improvements Management Services, by Mary Fors)
20. **S.P. No. 1634** - NuStar request to place 8" common carrier pipe under Centerpiece Dr. (NCB 10597) (Capital Improvements Management Services, by Mary Fors)
21. **S.P. No. 1635** - NuStar request to place 8" common carrier pipe under Cotton Belt Dr. (NCB 18010) (Capital Improvements Management Services, by Mary Fors)
22. **S.P. No. 1636** - NuStar request to place 8" common carrier pipe under Dietrich Rd. (NCB 18010) (Capital Improvements Management Services, by Mary Fors)
23. **S.P. No. 1637** - NuStar request to place 8" common carrier pipe under Lula Mae Dr. (NCB 12865) (Capital Improvements Management Services, by Mary Fors)

24. **S.P. No. 1638** - NuStar request to place 8" common carrier pipe under Pop Gunn Dr. (NCB 12867) (Capital Improvements Management Services, by Mary Fors)
25. **S.P. No. 1639** - NuStar request to place 8" common carrier pipe under Stout Dr. (NCB 16776) (Capital Improvements Management Services, by Mary Fors)

Chair Limon asked for a motion to approve items on the Consent Agenda as presented minus Item #6 and Item #15.

Motion: Commissioner Martinez to approve the items on the Consent Agenda as presented minus Item #6 and Item #15.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

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## INDIVIDUAL CONSIDERATION

15. **S. P. No. 1582** - Request to close, vacate, and abandon an improved 0.261 acre portion of Humphrey Avenue Public Right of Way located between Margaret and North Pine Streets. (Capital Improvements Management Services, by Martha Almeria)

Martha Almeria, Capital Improvements Management Services, introduced item and recommended approval.

Nick Bhakta, citizen, spoke in opposition.

Virginia VanCleave, citizen, spoke in opposition.

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

## **COMPREHENSIVE MASTER PLANS:**

26. **Case Number PA12042** - 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 0.4594 acres located at 5608 South Flores Street from Mixed Use to Regional Commercial. (Department of Planning and Community Development by Jacob Floyd)

Jacob Floyd, Department of Planning and Community Development, introduced item and recommended denial of the request to amend from Mixed Land Use to Regional Commercial Land Use.

Motion: Commissioner Billa Burke to recommend a continuance until the June 13, 2012 Planning Commission meeting.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes.

Commissioner Kossl departed at 2:48 pm.

- 27. Case Number PA12043** - 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 2.47 acres located at 5731 and 5807 Rittiman Plaza from Community Commercial to Light Industrial (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Department of Planning and Community Development, introduced item and recommended approval of the request to amend from Community Commercial to Light Industrial.

Motion: Commissioner R. Rodriguez to follow staff's recommendation of approval of the request to amend from Community Commercial to Light Industrial.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes.

Commissioner Oroian departed the board room for purpose of recusal.

- 28. Case Number PA12044** - 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 2.032 acres located at 2002 Southcross from Low Density Residential to Community Commercial. (Department of Planning and Community Development by Tyler Sorrells)

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

James Griffin, representative, requested a continuance until the next regularly scheduled meeting on June 13, 2012.

Motion: Commissioner Billa Burke to recommend a continuance until the next regularly scheduled on June 13,2012.  
Second: Commissioner A. Rodriguez  
In Favor: Limon, Martinez, R. Rodriguez, A. Rodriguez, Billa Burke, Sherrill, Lindhorst  
Recusal: Oroian  
Opposed: None  
Motion Passes.

Commissioner Oroian returned to the board room.

- 29. Case Number PA12045** - Public hearing and consideration of a resolution amending the land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.00 acres located at 8682 Bandera Road from Medium Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Department of Planning and Community Development, introduced item and recommended approval of the request to amend from Medium Density to Community Commercial.

Motion: Commissioner R. Rodriguez to follow staff's recommendation of approval of the request to amend from Medium Density to Community Commercial.  
Second: Commissioner Lindhorst  
In Favor: Unanimous  
Opposed: None  
Motion Passes.

**OTHER ITEMS:**

- 30.** Approval of the minutes for the May 9, 2012 Planning Commission meeting.

Motion: Commissioner A. Rodriguez to approve the May 9, 2012 Planning Commission minutes as presented.  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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

- 32.** 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

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**33. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:25 p.m.

APPROVED:

A handwritten signature in black ink, appearing to read "Jose Limon", written in a cursive style.

Jose Limon, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read "JPT", written in a cursive style.

Executive Secretary