

SAN ANTONIO PLANNING COMMISSION MINUTES



November 9, 2011



Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst
Lynda Billa Burke
Marcello Diego Martinez
Jody R. Sherrill
Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-0121 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)
- Briefing on the Walzem Road Area Business District Strategic Revitalization Plan and possible amendments to the Camelot I Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan. (Planning and Community Development Department by Michael Taylor)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, Billa Burke, Lindhorst, Sherrill, Martinez
Absent: R. Rodriguez

4. Citizens to be heard

Chair opened the public hearing.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 110217 **Forest Crest-Curll***
(At the northwest corner of Camp Bullis Road and Tejas Trail East)

* Project is located in the Camp Bullis Notification Area.

- B. 110292 Hamilton Subdivision BSL**
(Southwest of the intersection of Allison Road and Anastacia Place)
- C. 110329 Amber Creek Unit 3 BSL**
(West of the intersection of Placid Bay and Piccolo Creek)
- D. 110333 Co. De Alvarez Subdivision**
(East of Zaramora Road, on the south side of West Mally)

REPLATS:

- E. 110064 Glazer's Distribution - MAOZ**
(At the southeast corner of State Highway 151 and Callaghan Road)
- F. 110088 Edgewood Addition I Subdivision**
(On the north side of Brady Boulevard, west of Hillrose Court)

Chair 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 ITEM(S) 6-12 HELD ABOVE:

- 6. 110217 Forest Crest-Curll***
(At the northwest corner of Camp Bullis Road and Tejas Trail East)
- 7. 110292 Hamilton Subdivision BSL**
(Southwest of the intersection of Allison Road and Anastacia Place)
- 8. 110329 Amber Creek Unit 3 BSL**
(West of the intersection of Placid Bay and Piccolo Creek)
- 9. 110333 Co. De Alvarez Subdivision**
(East of Zaramora Road, on the south side of West Mally)
- 10. 110064 Glazer's Distribution - MAOZ**
(At the southeast corner of State Highway 151 and Callaghan Road)
- 11. 110088 Edgewood Addition I Subdivision**

(On the north side of Brady Boulevard, west of Hillrose Court)

PLATS:

- 12. 110020 **Cresta Bella, Unit 4A-7B Enclave***
(North of Cresta Bulivar on the west side of Bella Glade)
- 13. 110169 **Indian Springs Estates South Subdivision, Unit 2**
(South of Bulverde Road, on the west side of Wilderness Oak)
- 14. 110263 **Villa Del Sol Subdivision Unit 9C**
(At the northwest corner of Flora Vista and West Ansley Boulevard)

TIME EXTENSIONS:

- 15. 070408 **Westwinds West, Unit-5 PUD**
(On the north side of Alamo Ranch, west of Roft Road)
- 16. 080442 **Westwinds Commercial, Unit-6A**
(On the north side of Alamo Ranch, east of Lone Star Parkway)

Chair Hartman asked for a motion to approve items on the Consent Agenda as presented minus Item #15 for purpose of recusal.

Motion: Commissioner Martinez to approve the items on the Consent Agenda as presented minus Item #15 for purpose of recusal.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

Commissioner Lindhorst departed the boardroom.

- 15.070408 **Westwinds West, Unit-5 PUD**
(On the north side of Alamo Ranch, west of Roft Road)

Richard Carrizales, Planner, introduced item and recommended approval.

Motion: Commissioner Martinez to follow staff's recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: Hartman, Limon, A. Rodriguez, R. Rodriguez, Martinez, Sherrill
Opposed: None
Recusal: Lindhorst
Motion Passes.

PLATS:

17. 110195 **Tausch Farms Unit 1B & 1D** (pending)
(The extension of Tausch Drive, west of Leslie Road)

Luz Gonzales, Planner, introduced item and recommended approval

Motion: Commissioner Sherrill to follow staff's recommendation of approval.
Second: Commissioner Limon
In Favor: Hartman, Limon, A. Rodriguez, R. Rodriguez, Martinez, Sherrill
Opposed: None
Recusal: Lindhorst
Motion Passes.

Commissioner Lindhorst returned to the boardroom.

18. 110207 **Freightliner Subdivision** (variance)
(Southeast of the intersection of Interstate Highway 10 and F.M. 1516)

Luz Gonzales, Planner, introduced item and recommended approval

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

DEFERRAL TERMINATION:

19. 110140 **Miguel's Somerset Place** (deferral termination)
(On the north side of Price Road, west of Fleming Street)

Donna Camacho, Planner, introduced item and recommended approval.

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

LAND TRANSACTIONS:

20. **S.P. No. 1575** SAWS request for Joint Use Agreements for the Western Watershed Sewer Relief Line Project for 3.337 acres on Morey Road. (Capital Improvements Department, by Mary Fors)

Mary Fors, Capital Improvements Department, introduced item and recommended approval.

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

21. **S.P. No. 1577** SAWS request for Joint Use Agreements for the Western Watershed Sewer Relief Line Project for 0.268 acres at Somerset Road. (Capital Improvements Department, by Mary Fors)

Mary Fors, Capital Improvements Department, introduced item and recommended approval.

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

22. **S.P. No. 1578** SAWS request for Joint Use Agreements for the Western Watershed Sewer Relief Line Project for 0.586 acres at Plumnear and New Laredo Highway. (Capital Improvements Department, by Mary Fors)

Mary Fors, Capital Improvements Department, introduced item and recommended approval.

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

COMPREHENSIVE MASTER PLANS:

23. **PA11065** – Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.77 acres located at 1107 Austin Highway from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, introduced item and recommended denial of the request to amend from High Density Residential land use to Community Commercial land use. Approval of an alternate recommendation of Medium Density Mixed Use land use.

Sunshine Thacker, applicant, stated they are agreeing with the modification that staff has recommended of Medium Density Mixed land use. She also stated this use is compatible with the uses that they are contemplating for the site. She further stated the two-story building will have retail on the first floor and office on the second floor.

Motion: Commissioner A. Rodriguez to follow staff's recommendation of approval of the alternate recommendation of Medium Mixed Use land use.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes.

24. **PA12003** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1481 acres located at 618 South Park Place from Low Density Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Robert C. Acosta)

Robert C Acosta, Planning and Community Development Department, introduced item and recommended approval of the request to amend from Low Density land use to Medium Density Residential land use.

Motion: Commissioner Lindhorst to follow staff's recommendation of approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes.

- ~~25. **PA12004** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.257 acres located at 1215 Rayburn Drive from High Density Residential land use to Mixed Use Residential/Office/Commercial land use. (Planning and Community Development Department by Tyler Sorrells) - **Pulled**~~

OTHER ITEMS:

26. Approval of the minutes for the October 26, 2011 Planning Commission meeting

Motion: Commissioner Martinez to approve the October 26, 2011 Planning Commission minutes as presented.

Second: Commissioner Limon

In Favor: Unanimous

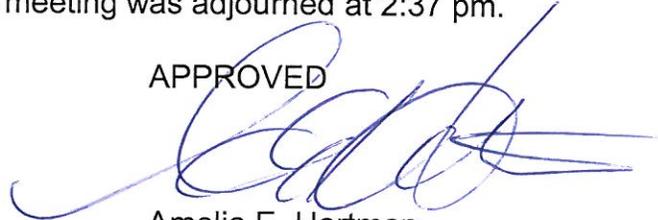
Opposed: None

Motion Passes.

27. Director's report - City Council Action Update (Planning Commission Items sent to Council)
28. 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
29. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:37 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary