

SAN ANTONIO PLANNING COMMISSION MINUTES



October 10, 2012



Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*
Andrea Rodriguez
Daniel D. Kossl
Jody R. Sherrill
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 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 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, Kossl, Oroian, Sherrill;
Absent: Billa Burke

4. Citizens to be heard

Chairman Limon opened the public hearing.

Daniel Gonzalez, citizen, spoke in opposition on Item #9D.

Bill Schas, citizen, expressed his concerns with traffic on Item #9D.

David Frances, citizen, spoke in opposition on Item #9D.

Julia Wilkinson, citizen, spoke in opposition.

Huffstickler, citizen, spoke in opposition.

* Project is located in the Camp Bullis Notification Area.

John Ford, citizen, spoke in opposition.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. ~~110298~~ ~~Napa Oaks, Unit 4 PUD*~~ – Pulled
(East of the intersection of Sonoma Ambre and Elkhorn Knoll)
- B. 120056 Monte Viejo Unit 6R
(South of the intersection of Monte Seco and Puente)
- C. 120190 Texas Auto Salvage 3
(On the north side of Southcross Boulevard, west of Somerset Road)

PLAN UNIT DEVELOPMENT:

- D. ~~12-002~~ ~~Mountain Terrace~~ – Pulled
(West of State Highway 16, on the north side of Ranch Parkway)

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 6-9 HELD ABOVE:

- 6. ~~110298~~ ~~Napa Oaks, Unit 4 PUD*~~ – Pulled
(East of the intersection of Sonoma Ambre and Elkhorn Knoll)
- 7. 120056 Monte Viejo Unit 6R
(South of the intersection of Monte Seco and Puente)
- 8. 120190 Texas Auto Salvage 3
(On the north side of Southcross Boulevard, west of Somerset Road)

PLAN UNIT DEVELOPMENT:

- ~~9. 12-002 Mountain Terrace – Pulled
(West of State Highway 16, on the north side of Ranch Parkway)~~

PLAT:

10. 120312 **Grissom Trails Phase 5A P.U.D.**
(Extending Grissom Pass eastward from Grissom Trails Phase 3)

DEFERRAL:

11. 120432 **SD Subdivision**
(On the northeast corner of Rakowitz Road and Ford Road)

Chairman Limon asked for a motion to approve items on Consent Agenda minus Item #5A & 6 and #5D & 9.

Motion: Commissioner Oroian to approve items on Consent Agenda minus Item #5A & 6 and #5D & 9.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

Commissioner Kossl departed the boardroom.

6. 110298 **Napa Oaks, Unit-4 PUD ***
(East of the intersection of Sonoma Ambre and Elkhorn Knoll)

Rick Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to follow staff recommendation of approval.

Second: Commissioner Sherrill

In Favor: Limon, Martinez, R. Rodriguez, A. Rodriguez, Oroian, Sherrill

Recusal: Kossl

Opposed: None
Motion Passes

Commissioner returned to the boardroom.

9. **12-002 Mountain Terrace**
 (West of State Highway 16, on the north side of Ranch Parkway)

Larry Odis, Planner, presented item and recommended approval.

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

PLAT:

12. **110269 Alamo Ranch Unit 33B, Enclave**
 (On the east side of Alamo Parkway, south of Cottonwood Way)

Larry Odis, Planner, presented item and recommended approval.

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

VARIANCE:

13. **TPV 12-006 Zootennial Plaza San Antonio Zoo (Pending)**
 (Southeast of the intersection of Highway 281 and East Hildebrand)

Rudy Munoz, Planner, presented item and recommended approval.

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

COMPREHENSIVE MASTER PLANS:

14. **PA 12076** – Public hearing and consideration of a resolution amending the land use plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.937 acres located at 3510 North Main Avenue from Public Institutional to Neighborhood Commercial land use. (Planning and Community Development Department by Robert Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended approval of the request to amend from Public Institutional to Neighborhood Commercial.

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

15. **PA 12078** – Public hearing and consideration of a resolution amending the future land use plan contained in the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 17.306 acres located at 2001 South Zazamora and 300 Gante Walk from Low Density Residential to High Density Mixed Use. (Department of Planning and Community Development by Tyler Sorrells)

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

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

OTHER ITEMS:

16. Approval of the minutes for the September 26, 2012 Planning Commission meeting

Motion: Commissioner Martinez to approve the September 26, 2012 Planning Commission minutes as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

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

18. The Planning Commission will meet October 10, 2012 at 1111 South Alamo, following the Planning Commission meeting, to recognize the service of former Commissioners. No official business will be considered by the Planning Commission.

San Antonio Planning Commission
October 10, 2012

19. ADJOURNMENT

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

There being no further business, the meeting was adjourned at 3:05 p.m.

APPROVED

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be the initials 'JPJ' with a flourish.

Executive Secretary