

SAN ANTONIO PLANNING COMMISSION MINUTES



September 12, 2012



Jose R. Limon, *Chair*

Marcello Diego Martinez, *Vice Chair*

Rob Rodriguez, *Chair Pro Tem*

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).

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:

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: Martinez, R. Rodriguez, A. Rodriguez, Billa Burke, Oroian, Kossl
Absent: Limon, Sherrill

4. Citizens to be heard

Brad Rockwell, citizen, expressed his concern to Item #13, but will not address the commission until this item is rescheduled.

5. Briefing on proposed amendments to the Unified Development Code resulting from the Infill Task Force. (Development Services Department by Andrew Spurgin)

Vice Chairman Martinez opened the public hearing.

Commissioner Oroian departed the boardroom.

* Project is located in the Camp Bullis Notification Area.

6. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 120122 **San Miguel Subd., Unit-2 (PUD) ***
(On the north side of the intersection of Via Positano and Via Se Villa)
- B. 120172 **Provident Centre Phase 1**
(Southwest of the intersection of I.H. 35 South and State Highway 16)
- C. 120275 **Triple "W" Estates**
(East of the intersection of Broadway and Lawndale Drive)
- D. 120328 **Timberwood Park Unit 47 BSL***
(North of the intersection of Shady Acres and Cedro)
- E. 120329 **Timberwood Park Unit 48 BSL***
(At the intersection of Cedro and Epcot)

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- ~~F. 03-027B~~ ~~**Century Oaks – Pulled**~~
(North of Evans road, east of Angostura Boulevard)
- G. 12-005 **Howell at the Dominion Phase 1***
(Northeast of the intersection of West Tejas Trail and Brenthurst Lane)

Vice Chairman Martinez closed the public hearing

Commissioner Oroian returned to the boardroom.

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.

RESCIND PLAT:

7. 090091 **Provident Centre, Unit 3**
(Southwest of the intersection of I.H. 35 south and State Highway 16)

PUBLIC HEARINGS FOR ITEMS 8-14 HELD ABOVE:

8. 120122 **San Miguel Subd., Unit-2 (PUD) ***
(On the north side of the intersection Via Positano and Via Se Villa)
9. ~~120172~~ **~~Provident Centre Phase 1 – Pulled~~**
(~~Southwest of the intersection of I.H. 35 south and State Highway 16~~)
10. 120275 **Triple “W” Estates**
(East of the intersection of Broadway and Lawndale Drive)
11. ~~120328~~ **~~Timberwood Park Unit 47 BSL* – Pulled~~**
(~~North of the intersection of Shady Acres and Cedro~~)
12. ~~120329~~ **~~Timberwood Park Unit 48 BSL* – Pulled~~**
(~~At the intersection of Cedro and Epcot~~)
13. ~~03-027B~~ **~~Century Oaks – Pulled~~**
(~~North of Evans road, east of Angostura Boulevard~~)
14. 12-005 **Howell at The Dominion Phase 1***
(Northeast of the intersection of West Tejas Trail and Brenthurst Lane)

PLATS:

15. 110268 **Howell at the Dominion Phase 1 P.U.D.***
(Northeast of the intersection of West Tejas Trail and Brenthurst Lane)
16. ~~110328~~ **~~Tacara Apartments at Stone Oak* – Pulled~~**
(~~On the west side of U.S. Highway 281 N., north of Stone Oak Parkway~~)
17. 120059 **Children’s Lighthouse Grosenbacher**
(On the west side of Grosenbacher Road, south of Potranco Road)
18. 120069 **Wolf Creek Unit 6A**
(The extension of Big Wolf Creek, west of Gray Fox Creek)
19. 120070 **Wolf Creek Unit 6C**
(East of Loop 1604 and the extension of Falcon Wolf)

- 20. **120121** **Ogden Court (IDZ)**
 (At the intersection of East Myrtle Street and Ogden Street)

- 21. **120133** **Solana Ridge Unit 8R**
 (Southeast of the intersection Radiant Star and Galileo Line)

TIME EXTENSION:

- 22. **090180** **Stillwater Ranch Unit 15C**
 (Extending Silver Pointe, east of Stillwater Parkway)

LAND TRANSACTIONS:

- 23. **SP 1456** - Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.2066 acre tract of land out of NCB 7034 located at 2903 South New Braunfels Avenue. (Capital Improvements Management Services, by Martha Almeria)

- 24. **SP 1585** - Request to close, vacate, and abandon a portion of Villita Street Public Right of Way between Navarro Street and South Presa Street. (Capital Improvements Management Services, by Martha Almeria)

- 25. **SP 1621**- Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.106 acre tract of land out of NCB 6623 located at 2103 Burnet Street. (Capital Improvements Management Services, by Martha Almeria)

- 26. **SP 1666** - Request to declare as surplus to the needs of the City of San Antonio and sell 48.66 acres of land out of NCB 11379 located within SWBTP. (Capital Improvements Management Services, by Martha Almeria)

- 27. **SP 1670** - Request to declare as surplus and sell a City-owned property vacant parcel of land described as Lot 16, Block 12, NCB 7319 bounded by Zilla Street to the north, N. Main Avenue to the east, Horace Street to the south and the Rail Road Right of Way to the west in City Council District No.1 (Capital Improvements Management Services, by Jesse Quesada)

- 28. Potential purchase of land to the Parks and Recreation Department. The land consists of 90.08 acres located outside of the 100 year floodplain, west of IH 10 West and north of Loop 1604 West in Council District 8. The properties abut Friedrich Park to the south and east. (Parks and Recreation Department by Sandy Jenkins)

- 29. A request by the City of San Antonio for approval of a resolution recommending the acquisition of the 3.03 acres of 7353 Joe Newton Street (NCB 18081 P-33) located in Council District 6. (Department of Public Works by Faustino Benavidez)

Chairman Limon asked for a motion to approve items on the Consent Agenda as presented minus Item #9, Item #6F & 13, Item #6D & 11, and Item #6E & 12.

Motion: Commissioner Kossl to approve the items on the Consent Agenda as presented minus Item #9, Item #6F & 13, Item #6D & 11, and Item #6E & 12.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

6B&9.120172 Provident Centre Phase 1

(Southwest of the intersection of I.H. 35 south and State Highway 16)

Rick Carrizales, Planner, presented item and recommended approval.

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

Commissioner Oroian departed the boardroom.

6D&11.120328 Timberwood Park Unit 47 BSL*

(North of the intersection of Shady Acres and Cedro)

Larry Odis, Planner, presented item and recommended approval

Motion: Commissioner Kossl to follow staff recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: Martinez, A. Rodriguez, Kossl, R. Rodriguez, Billa Burke
Recusal: Oroian
Opposed: None
Motion Passes

6E & 12.120329 Timberwood Park Unit 48 BSL*

(At the intersection of Cedro and Epcot)

Larry Odis, Planner, presented item and recommended approval

Motion: Commissioner Kossl to follow staff recommendation of approval.
Second: Commissioner Billa Burke
In Favor: Martinez, A. Rodriguez, Kossl, R. Rodriguez, Billa Burke
Recusal: Oroian
Opposed: None
Motion Passes

Commissioner Oroian returned to the boardroom.

LAND TRANSACTION:

- ~~30. Public hearing and recommendation for approval of the acquisition of real property for the Casa Bella Street Extension Project from its current dead-end location to Vance Jackson. (Department of Public Works, by Christina De La Cruz) – **Pulled**~~

COMPREHENSIVE MASTER PLANS:

31. **PA12034** - Public hearing and consideration of a resolution 1) Amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 71 acres of land, generally located at Dave Erwin Drive to the south, Boyle Road to the west and Challenge Drive to the east, and legally described as 70.882 acres of land out of NCB 10879 from "Regional Commercial" to "Light Industrial"; and 2) Amending the Recommended Zoning Districts component of Table 2: Land Use Categories/Zoning Matrix by including the "I-1" Industrial District as a recommended zoning district in the Light Industrial land use classification. (Department of Planning and Community Development by John Osten)

John Osten, Planning and Community Development Department, presented item and recommended approval of the request to amend from Regional Commercial land use to Light Industrial land use and to include "I-1" Industrial District to recommended Zoning Districts Table.

Motion: Commissioner R. Rodriguez to follow staff recommendation approval of the request to amend from Regional Commercial land use to Light Industrial land use and to include "I-1" Industrial District to recommended Zoning Districts Table.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

32. **PA12057** - [Item Continued from July 25, 2012 meeting] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.166 acres located at 3011 East Commerce Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended denial of the request to amend from Mixed Use land use to Heavy Industrial land use.

Patrick Christensen, applicant, stated he is amending his request to Light Industrial land use. He also stated he is requesting a two-continuance.

Motion: Commissioner A Rodriguez to recommend a two-week continuance.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

- ~~33. **PA12058** - [Item Continued from July 25, 2012 meeting] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.80 acres located at 3363 Commerce Street from Light Industrial to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells) - **Pulled**~~

~~Patrick Christensen, applicant, stated he is requesting to pull this item from the agenda~~

34. **PA12059** - [Item Continued from July 25, 2012 meeting] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 7.55 acres located at 158 Coca Cola Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended denial of the request to amend from Mixed Use land use to Town Center land use.

Patrick Christensen, applicant, is asking for a two-week continuance.

Motion: Commissioner A. Rodriguez to recommend a two-week continuance.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

35. **PA12068** - Public hearing and consideration of a resolution amending the land use plan contained in the Midtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.388 acres located at 730 W. Summit from Low Density Residential to Mixed Use. (Planning and Community Development Department by Robert C. Acosta)

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

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

36. **PA12069** - 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 0.59 acres legally described as NCB 18449 Blk 9 Lot 8 from Medium Density Residential to Community Commercial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended denial of the request to amend from Medium Density Residential land use to Community Commercial land use.

James McNamara, citizen, spoke in favor.

Motion: Commissioner Billa Burke to follow staff recommendation of denial of the request to amend from Medium Density Residential land use to Community Commercial land use
Motion fails due to lack of a second to the motion.

Motion: Commissioner Kossl to recommend approval of the request to amend from Medium Density Residential land use to Community Commercial land use
Second: Commissioner Oroian
In Favor: Kossl, Oroian, R. Rodriguez, A. Rodriguez
Opposed: Marcello, Billa Burke
Motion Fails.

Motion: Commissioner Billa Burke to recommend a two-continuance.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Oroian departed the boardroom.

- 37. PA12070** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 0.63 acres of land out of NCB 34732 (also known as Lot P-12F, NCB 34732) located at 24121 Boerne Stage Road from Rural Estate Tier to Suburban Tier. (Planning and Community Development Department by Robert C. Acosta)

Robert C. Acosta, Planning and Community Development Department, presented item and recommended approval of the request to amend from Rural Estate Tier land use to Suburban Tier land use.

Michelle Hausman, representative, stated the only proposed development would be a drive aisle. She also stated she has reached out to the surrounding neighborhood associations.

Motion: Commissioner A. Rodriguez to follow staff recommendation of approval of the request to amend from Rural Estate Tier land use to Suburban Tier land use.
Second: Commissioner Billa Burke.
In Favor: A. Rodriguez, Billa Burke, R. Rodriguez, Martinez, Kossl
Recusal: Oroian
Opposed: None
Motion Passes

Commissioner Oroian returned to the boardroom.

- 38. PA12072** - Public hearing and consideration of a resolution amending the future land use plan contained in the Camelot I Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 23.7388 acres located at 5722 Walzem Road from Low Density Mixed Use and Parks/Open Space to Business Park. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended approval of the request to amend from Low Density Mixed Use land use and Parks/Open Space land use to Business Park land use.

James Griffin, representative, stated the land consists of about 24 acres of undeveloped land. He also stated this would remove the Multi Family land use.

Robert Colunga, citizen, expressed his concerns for the development.

Connie Meiners, citizen, spoke in favor.

Ken Brown, citizen, spoke in favor.

Motion: Commissioner Oroian to follow staff recommendation of approval of the request to amend from Low Density Mixed Use land use and Parks/Open Space land use to Business Park land use.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

39. Approval of the minutes for the August 22, 2012 Planning Commission meeting

Motion: Commissioner A. Rodriguez to approve the August 22, 2012 Planning Commission minutes as presented.
Second: Commissioner R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

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

41. **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 3:53 pm.

APPROVED



Handwritten signature of Marcello Martinez in black ink, consisting of a stylized 'M' and 'M' followed by a horizontal line.

Marcello Martinez

ATTEST:



Handwritten signature of the Executive Secretary in blue ink, consisting of a stylized 'J' and 'S'.

Executive Secretary