

MINUTES
REGULAR PLANNING COMMISSION MEETING
City Hall Council Chambers
November 7, 2012
5:30 P.M.

COMMISSIONERS:

A. Javier Huerta, Chairman
Govind Nadkarni, Vice Chairman
Mark Adame
Fred Braselton **Absent***
Marco Castillo
Gabriel Guerra*
Chris Hamilton
Mike Lippincott **Absent***
Philip Ramirez

STAFF:

Mark Van Vleck, P.E., Interim Director,
Development Services
Robert Payne, AICP, Senior City
Planner
Annika Gunning, Project Manager
Elizabeth Hundley, Assistant City
Attorney
Linda Williams, Recording Secretary

****Arrived at 5:40 p.m.***

I. CALL TO ORDER

The meeting was called to order by Chairman Huerta at 5:3 p.m. and a quorum was declared.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action the Following Items:

C. PRESENTATION AND POSSIBLE ACTION TO RECOMMEND CITY COUNCIL AMEND THE FUTURE LAND USE PLAN FOR AREAS SURROUNDING CABANISS FIELD

Robert Payne, Senior Planner, Planning Department, addressed the commission. Mr. Payne stated that at the July 18, 2012 meeting, Staff presented this item as a discussion item. As proposed by the Joint Land Use Policy Committee (JLUS), it was recommended that the Planning Commission consider potential changes to the Future Land Use Map for vacant undeveloped lands for the high growth area of Yorktown Boulevard/Weber Road. The Navy's new Air Installation Compatible Use Zones (AICUZ) recommended no residential uses or uses that congregate large groups of people be allowed. The current Future Land Use Plan recommends industrial, commercial, multifamily and single-family uses on vacant land surrounding the intersection of Yorktown Boulevard and Weber Road In APZ-1. Mr. Payne stated Staff approves recommending City Council adopt the proposed Future Land Use Plan Map as shown in Attachment 5.

The Proposed Changes to the Future Land Use Map
Navy Use Guidelines for Accident Potential Zone 1 are:

- No residential uses;
- No uses that congregate large groups of people;

Navy Use Guidelines for Accident Potential Zone 2 are:

- Up to two residential uses per are allowed
- No uses that congregate large groups of people.

Changes to the Future Land Use Map include:

- Southeast of Yorktown Boulevard/Weber Road Intersection – vacant land proposed for multi-family and residential uses have been redesigned as land proposed for commercial uses;
- South of Oso Creek and south of FM 43, the area labeled 29 is an Accident Potential Zone 2 and has been designated with Estate Density Land Use. Estate Density Land Use is defined in the adopted Future Land Use Master Plan with a density of up to one dwelling unit per are;
- Along Oso Creek, the floodway areas have been updated with the most current FEMA Floodway information;
- A 300-foot width of Estate Residential Land Use is also shown next to the floodway ay on the south side of Oso Creek to promote lower density next to the most flood prone area. Estate Residential density is also consistent with the Oso Parkway Plan recommendations;
- Northwest of Cabaniss Field in Area 12, except for city-owned property designated as park, areas are shown with light industrial uses consistent with development trends in the area; and
- To the northeast of Cabaniss Field, Area 25 north of Saratoga Boulevard has been designated from light industrial to commercial; which is consistent with development trends in the area and sustainability principles of the area.

Mr. Payne stated that he would like to take the proposed changes to City Council as soon as possible. After Staff's presentation concluded, the floor was opened for discussion and comments by commissioners.

Chairman Huerta asked Mr. Payne if the proposed changes had been advertised and Mr. Payne answered that a notice was published to advertise for the public hearing.

Vice Chairman Nadkarni stated he has lived in the Weber Road/Saratoga Boulevard area for approximately thirty-seven (37) years and he asked why that area in the JLUS was included in the JLUS since the flight patterns have been basically the same. Vice Chairman continued that he has watched the flight patterns and they never use the right circle.

Vice Chairman Nadkarni asked Staff if this proposed rezoning was in their flight patterns. Commissioner Castillo stated that some point, he felt the commission should get some legal brief on how the process of the rezoning would be handled just in case legal action is brought against the city. Mr. Payne indicated that staff has been in contact with several of the property owners and their representatives concerning the Joint Land Use Study. Those land owners should be made aware that these discussions have occurred. After further discussion and comments concluded by commissioners, the public hearing was opened with no one coming forward and the public hearing was closed.

Chairman Huerta called for a motion. A motion to **approve** recommending to City Council to amend the proposed Future Land Use Plan Map as presented by Staff was made by Vice Chairman Nadkarni and seconded by Commissioner Ramirez. After the motion was on the floor, further discussion continued.

Commissioner Castillo stated he preferred to hold off on changing Area 1 as proposed on the Future Land Use Map until Staff met with more land owners and they were briefed on what was being proposed. Commissioner Castillo continued that at the last meeting, Mr. Luby addressed the commission and he voiced his concerns about the proposal and was not in favor. Commissioner Hamilton stated the land owners had been notified. After all discussion concluded, the motion passed with Commissioner Castillo voting no and Commissioner Braselton and Lippincott absent.