



City of San Antonio  
Cliff Morton Development and Business Services Center  
1901 South Alamo Street  
San Antonio, Texas 78204

**PLANNING COMMISSION MINUTES**  
**☞ July 24, 2013 ☞**  
**2:00 P.M.**

Roberto R. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

*Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.*

**DISABILITY ACCESS STATEMENT** - 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, please 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 más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

*For additional information on any item on this agenda, please call (210) 207-1111.*

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Agenda items may be discussed (Development Services Department)

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

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call - Present- R. Rodriguez, Kossl, Love, Peck, Martinez.  
Absent- A. Rodriguez, Oroian, Sherrill, Harris.

**Chair R. Rodriguez stated due to lack of quorum Item #10 will not be considered.**

4. Citizens to be heard

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:**

*Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.*

**Combined Hearing**

**Plats**

5. **120446\***: Request by Green Land Ventures, LTD, for approval of a major plat to subdivide a 19.113-acre tract of land to establish the **River Rock Ranch P.U.D. Unit 3A Phase 2** Subdivision, generally located north of the intersection of Raven Ridge and River Trace. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **120451**: Request by Forestar Real Estate Group, for approval of a major plat to subdivide a 7.984-acre tract of land to establish the **Amorosa, Phase 2A Enclave** Subdivision, generally located north of the intersection of TPC Parkway and Amorosa Way. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130172**: Request by KB Homes, for approval of a major plat to subdivide a 10.77-acre tract of land to establish the **Amber Creek Subdivision Unit 4**, generally located north of U.S. Highway 90, east of Pue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
8. **130224**: Request by SLF IV/Legacy NWSA, L.P., for approval of a major plat to replat and subdivide a 25.40-acre tract of land to establish the **Steubing Farm Multi-Family** Subdivision, generally located south of the intersection of J.V. Bacon Parkway and Steubing Parkway. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
9. **130229**: Request by Centex Homes, for approval of a major plat to subdivide a 7.018-acre tract of land to establish the **Silver Oaks Unit 14R** Subdivision, generally located southeast of the intersection of Wildcat Cove and Preserve Trail. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

**Planned Unit Development**

10. ~~**08-004C\***: Request by SA Kinder Ranch No. 1, Ltd., for approval of **Kinder Northeast PUD Plan** (major amendment), generally located southwest of Obst Road and Bulverde Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department) - **Pulled— No Quorum.**~~

**Plat Deferrals**

\*Camp Bullis Notification

11. **120158:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **Lien HOA Temple** Subdivision, generally located northeast of the intersection of Excalibur Drive and Fratt Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Variance**

12. **TPV 13-006:** Request by Cooper-Lochte Landscape Architecture on behalf of North East Independent School District for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **Garner Middle School Additions and Renovations** to create a fire access lane per code requirements located at 4302 Harry Wurzbach San Antonio, TX 78209. **Staff recommends approval.** (Justin Krobot, Assistant City Arborist, (210) 207-6042, justin.krobot@sanantonio.gov, Development Services Department)

**Land Transactions**

13. A request by Capital Improvements Management Services for a resolution supporting the acquisition of fee simple title to nine parcels of privately-owned real property containing approximately 58,667 square feet (1.347 acres) located in NCB 584, to construct improvements that include, but are not limited to, parking lot expansion for the Carver Cultural Center. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services).

**Comprehensive Master Plan Amendments**

14. **PA 13039:** A request by Baptist Child & Family Services, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 17.28 acres of land out of NCB 15602, located at 7500 U.S. Highway 90 West from "Mixed Use Center" to "Civic Center". **Staff recommends approval.** (Jacob T. Floyd, Senior Planner, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning and Community Development)

Larry Odis, Planner, presented item and recommended approval.

Chairman R. Rodriguez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner Martinez to approve items on the combined hearing as presented.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

**Individual Hearing**

**Comprehensive Master Plan Amendments**

15. **PA 13038:** A request by Jamal Tawil, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the

Comprehensive Master Plan of the City, by changing the future land use of approximately 4.686 acres of land out of Lot 21, Block 28, NCB 11571, located approximately 210 feet northeast of the intersection of Bandera Road and Broadview Street from “Medium Density Residential” to “Regional Commercial”. **Staff recommendation is for denial.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov, Department of Planning and Community Development)

John Osten, Sr. Planner, presented item and recommended denial to amend from medium density residential to regional commercial.

Andrew Guerrero, representative for the applicant, available to answer questions.

**Citizens to Speak:**

Ruben Sanchez, spoke in favor.

Michael Handowski, spoke in favor.

Fred Tawil, spoke in favor.

**1<sup>st</sup> Motion**

Motion: Commissioner Love to recommend approval of staff's recommendation of denial.

Second: Commissioner Kossl

In Favor: Love, Kossl

Opposed: R. Rodriguez, Martinez, Peck

Motion Failed

**2<sup>nd</sup> Motion**

Motion: Commissioner Martinez to recommend approval of staff's alternate recommendation to community commercial.

Second: Commissioner Kossl

In Favor: Unanimous

Opposed: None

Motion Passes

16. Approval of the minutes for the June 26, 2013 and July 10, 2013 Planning Commission meetings.

Motion: Commissioner Peck to approve the minutes from June 26, 2013 & July 10, 2013.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

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

None

18. Adjournment

There being no further business, the meeting was adjourned at 2:40 p.m.

APPROVED

  
Roberto R. Rodriguez

ATTEST:

John P. Jacks, Executive Secretary

