

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, September 28, 2016**

**2:00 PM**

**1901 S. Alamo**

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### Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Marcello Diego Martinez, Chair |  
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |  
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |  
George McNair | Jason Koehne | Bradley Carson |

### Ex-Officio Members

Dr. Francine Romero, Chair Zoning Commission | Mary Rogers, Chair Board of Adjustment |  
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

### **1:30 P.M. - Work Session, Tobin Room**

Briefing on the US 281 North Corridor annexation. Bridgett White, Director, (210)207-0147,  
Bridgett.White@sanantonio.gov, Department of Planning and Community Development

### **2:00 P.M. - Call to Order, Board Room**

- Roll Call
- 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.*

**Planned Unit Development**

1. [16-5051](#) PUD 15-00012: Request by Randall House of Matiraan, Ltd, for approval of a Planned Unit Development to establish Casa Bella Estates Subdivision, generally located on the south to southeast side of Jones Maltsberger Road and Redland Road. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, [andrew.martinez2@sanantonio.gov](mailto:andrew.martinez2@sanantonio.gov), Development Services Department)

**Plats**

2. [16-5052](#) 130280: Request by Jacques Braha, BMP 1604 Developers, LTD., is requesting that the Planning Commission rescind the Bulverde Market 4 Subdivision Plat No. 130280 approved March 11, 2015, generally located south of the intersection of Bulverde Road and Classen Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
3. [16-4721](#) 150156: Request by Kamal C. Elhabr, San Antonio Independent School District, for approval to replat a tract of land to establish Rogers Elementary Replat Subdivision, generally located at the southwest corner of McIlvaine Street and Breeden Avenue. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
4. [16-4893](#) 150374: Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd. and Bitterblue/Rogers Water Interests Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase I Subdivision, generally located north of the intersection of Northwest Military Highway and Loop 1604 West. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
5. [16-4878](#) 150383: Request by Randall House, Matiraan, Ltd., for approval to replat and subdivide a tract of land to establish Casa Bella Estate, PUD Subdivision, generally located southeast of the intersection of Redland Road and Jones Maltsberger Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264,

- juanita.romero@sanantonio.gov, Development Services Department)
6. [16-5065](#) 150437: Request by Jay Byler, authorized agent for RSI Winding Oaks, LLC, for approval to subdivide a tract of land to establish East Evans Road Subdivision, PUD, generally located southwest of the intersection of East Evans Road and Hanging Oak. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-0210, jose.garcia4@sanantonio.gov, Development Services Department)
  7. [16-5039](#) 150448: Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 9C (T.I.F.) Subdivision, generally located southeast of the intersection of Del Lago Parkway and Hagen Way Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
  8. [16-4711](#) 150456: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to vacate and re-subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  9. [16-5041](#) 150594: Request by Norman T. Dugas, Jr., Remuda 530, L.P, for approval to subdivide a tract of land to establish Remuda Ranch North Unit 8 Subdivision, generally located north of Farm to Market Road 471 and west of Galm Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  10. [16-4859](#) 160095: Request by Robert Trautmann, Marbach Development, LLC., for approval to replat and subdivide a tract of land to establish Park Place Phase II, Unit 6A Subdivision, generally located northwest of the intersection of Wooden Fox and Marbach Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  11. [16-4952](#) 160225: Request by John E. Reinhart, CST Stations Texas, LLC, for approval to subdivide a tract of land to establish CST #1842

Subdivision, generally located at the southeast corner of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

12. [16-5047](#) 160342: Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera, Unit-1C (Enclave) Subdivision, generally located west of State Highway 211 and north of US Highway 90. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

#### Annexation

13. [16-4990](#) A public hearing and resolution recommending approval of the request from the City of Kirby for the City of San Antonio to adjust its municipal boundary by releasing approximately 93.1 acres to the City of Kirby. (Bridgett White, (210) 207-5487, Bridgett.White@sanantonio.gov, Department of Planning & Community Development)

#### Comprehensive Master Plan Amendments

14. [16-5034](#) (Continued from 09/14/16) PLAN AMENDMENT # 16067 (Council District 7): A request by Chad Johannesen, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road from "Neighborhood Commercial" to "Medium Density Residential". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016232)
15. [16-5036](#) (Continued from 09/14/16) PLAN AMENDMENT # 16069 (Council District 6): A request by Brown & Ortiz, P.C., 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 Lot 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Regional Center". Staff

Recommends Denial with Alternate Recommendation. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016237 S)

16. [16-4868](#) PLAN AMENDMENT # 16072 (Council District 4): A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 88.719 acres out of NCB 18087, located at 13527 SW Loop 410 from "General Urban Tier" and "Agribusiness/RIMSE Tier" to "Suburban Tier". Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016246)
17. [16-4866](#) PLAN AMENDMENT # 16073 (Council District 10): A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 18.907 acres out of NCB 16587, located in the 7000 Block of East Loop 1604 from "Suburban Tier" to "Specialized Center". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov Development Services) (Associated Zoning Case Z2016253)
18. [16-4822](#) PLAN AMENDMENT # 16074 (Council District 9): A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 22.03 acres out of NCB 13847, NCB 13848, and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Drive, and Braniff Drive from "Business Park" to "Light Industrial." Staff recommends Approval. (John Osten, Sr. Planner (210) 207-2187, John.Osten@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016255 S)

#### Other

19. [16-4993](#) Request to reschedule the Planning Commission meetings of

November 9, 2016, November 23, 2016, and December 28, 2016. Staff recommends Approval. (Luz Gonzales, Interim Planning Manager, Development Services Department, luz.gonzales@sanantonio.gov (210) 207-7893)

20. [16-5133](#) Consideration and Action of the Planning Commission Minutes from September 14, 2016

### Director's Report

### Adjournment

At any time during the meeting, the Planning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

**ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. 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) 207-7268 Voice/TTY or 711 (Texas Relay Service for the Deaf).**

**Language interpreters are available at the meeting. For more information call (210) 207-6044.**

**Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar (210) 207-6044**

**DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).**

**Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6044.**