

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, June 8, 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

William Shaw, Chair Zoning Commission | Mary Rogers, Chair Board of Adjustment |  
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

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

**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.*

**Plats**

1.     [16-3266](#)     150346: Request by Tim and Elsa Parker, Domi Developers, LLC., for approval to replat a tract of land to establish 4803 Anacacho, generally located southwest of the intersection of Anacacho and Stahl Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
2.     [16-3335](#)     150388: Request by Chesley I. Swann III, Milestone Potranco Development, Ltd., for approval to replat and subdivide a tract of land to establish Grosenbacher Ranch Unit-1A Subdivision, generally located southeast of the intersection of Grosenbacher Road and Madrona. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
3.     [16-3410](#)     150457: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 3A Subdivision, generally located southeast of the intersection of Arcadia Path and Potranco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
4.     [16-2282](#)     150550: Request by Jim Rado, David Weekley Homes, for approval to replat a tract of land to establish Roanoke Subdivision, generally located at the intersection of Oakdell Way and Roanoke Run. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
5.     [16-3137](#)     150564: Request by W. Burnell Gates, B & Z Properties, LLC., for approval to subdivide a tract of land to establish Quail Run Unit 3 Subdivision, generally located south of the intersection of Quail Ridge Street and Quail Haven. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

6.     [16-3346](#)     160182: Request by John E. Reinhart, CST Stations Texas, LLC, for approval to replat and subdivide a tract of land to establish CST #1089 Subdivision, generally located southeast of the intersection of Vance Jackson and Loop 1604. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
7.     [16-3281](#)     160234: Request by Joe Hernandez, KB Homes Lone Star, INC., for approval to replat a tract of land to establish Missiones Monumentation Subdivision, generally located at the intersection of Mission Gate and Mission Rock. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Time Extensions**

8.     [16-3365](#)     060771: Request by Todd Etter, HLL II Land Acquisitions of Texas L.P., of a three (3) year Performance Guarantee Time Extension for Highlands Farms III Unit 9 Subdivision, generally located southeast of the intersection of Old Seguin Road and Summer Fest Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
9.     [16-3304](#)     060772: Request by Todd Etter, HLL II Land Acquisitions of Texas L.P., for a three (3) year Performance Guarantee Time Extension for Highlands Farms III Unit 10 Subdivision, generally located southeast of the intersection of Summer Fest Drive and Sunrise Laurel. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

10.     [16-3456](#)     120413: Request by Stephen Budorick, COPT San Antonio II, LP, for a three (3) year Site Improvement Time Extension for Sentry Gateway, Bldg 300 Subdivision, generally located south of the intersection of Potranco Road and West Military Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

#### **Street Name Change**

11.     [16-3213](#)     Street Name Change Case 16-002 Van Buren Lane to Pape Farms Lane - Located between Worldland and Woodury Avenue. City Council District 10 (Donna Camacho, Sr. Planner, donna.camacho@sanantonio.gov, Development Services Department)

#### **Land Transaction**

12.     [16-3472](#)     Consideration of a Resolution supporting a request by the City of San Antonio to declare as surplus and dispose of City owned real property consisting of approximately 0.801 acres of land being a portion of Public Water R.O.W., Block 1, N.C.B. 13812, located within City Council District 1. (Ryan Kuhl, Real Estate Manager, (210) 207-4081, ryan.kuhl@sanantonio.gov, Center City Development & Operations Department)

#### **Comprehensive Master Plan Amendments**

13.     [16-3252](#)     (Continued from 05/11/16) PLAN AMENDMENT # 16038 (Council District 2): A request by Rafael Diaz & Branden Lopez, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by adding the "Heavy Industrial" future land use designation to the plan and changing the future land use of approximately 4.0148 acres out of NCB A-42, located at 300 & 326 Seguin Avenue from "Light Industrial" to "Heavy Industrial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

14.     [16-3193](#)     PLAN AMENDMENT #16045 (Council District 9): A request by Mario Herrera, 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 Lots 8, 9, and 10, Block 2, NCB 17261, located at 849 West Rhapsody Drive from “Business Park” to “Light Industrial”. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)

**Approval of Minutes**

15.     [16-3529](#)     Consideration and Action on Minutes from May 25, 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 and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (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.**