

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, August 24, 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**

**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.*

**Annual Operating and Capital Budget**

1.     [16-4519](#)     Public hearing, briefing and consideration of the City of San Antonio's FY 2017 Proposed Annual Operating and Capital Budget. (Presented by John Woodruff, Director, Office of Management & Budget and Mike Frisbie, Director, Transportation & Capital Improvements Department)

**Plats**

2.     [16-4270](#)     140510: Request by Rafael R. Ramirez, for approval to replat and subdivide a tract of land to establish R.C. Bar 4M Subdivision, generally located northeast of the intersection of Valley Green Road and Huebner Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
3.     [16-4343](#)     140520: Request by Israel Fogiel, Tenotex Partners, Inc., for approval to replat and subdivide a tract of land to establish Inverness Unit 2 P.U.D. Subdivision, generally located northwest of the intersection of N.W. Military Hwy (F.M. 1535) and Wurzbach Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
4.     [16-4368](#)     140554: Request by Brian T. Woods, Northside Independent School District, for approval to replat and subdivide a tract of land to establish Elrod Elementary School, generally located northeast of the intersection of Silent Sunrise and Heath Circle. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
5.     [16-4371](#)     150452: Request by R. Keith Suttle and Elizabeth Suttle, for approval to replat and subdivide a tract of land to establish Bridlewood II PUD, generally located southwest of the intersection of Bridle Path and Bridlewood Trail. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)

6.     [16-4515](#)     150457: Request by Mehrdad Moayed, 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)
  
7.     [16-4383](#)     160004: Request by Ty Thaggard, M2G Stone Oak, Ltd., for approval to replat a tract of land to establish M2G Canyon Springs Subdivision, generally located southeast of the intersection of Canyon Golf Road and Wilderness Oak. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department
  
8.     [16-4320](#)     160333: Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to replat a tract of land to establish Champions Park Unit 10 Subdivision, generally located at the intersection of Just Because and Jazzstar. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

#### **Street Renaming**

9.     [16-4478](#)     (Continued from August 10, 2016 meeting) Street name change case S16-003: A request to change the name of “Enrique M Barrera Pkwy/Historic Old Hwy 90 (Memorial Designation)” to “Old Hwy 90” between U.S. Hwy 90 and Commerce Street. (Donna Camacho (210) 207-5016 donna.camacho@sanantonio.gov)

#### **Land Transactions**

10.    [16-4554](#)     Sale and disposition of the San Antonio Affordable Housing, Inc properties located at 2900 block of Martin Luther King Drive. Staff Recommends approval. (Scott Price Ph.D. Real Estate Manager OUR SA and SAAH (210) 207-6357 scott.price@sanantonio.gov)

11.     [16-4555](#)     Sale and disposition of the San Antonio Affordable Housing, Inc properties located at 2800 block of Martin Luther King Drive. Staff Recommends approval. (Scott Price Ph.D. Real Estate Manager OUR SA and SAAH (210) 207-6357 [scott.price@sanantonio.gov](mailto:scott.price@sanantonio.gov))

#### **Annexation**

12.     [16-4300](#)     Public hearing and consideration of a Resolution to recommend the Three-Year Municipal Annexation Plan for full purpose annexation that includes the IH-10 West area and the US 281 North area in accordance with Local Government Code, Subchapter C, "Annexation Procedures for Areas Annexed under Municipal Annexation Plan." (Bridgett White, AICP, Interim Director, Department of Planning and Community Development, 207-0147, [Bridgett.White@sanantonio.gov](mailto:Bridgett.White@sanantonio.gov))

#### **Comprehensive Master Plan**

13.     [16-4322](#)     (Continued from 07/27/16) PLAN AMENDMENT # 16010 (Council District 9): 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 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281 from "Suburban Tier" to "General Urban Tier." Staff recommends Approval. (Associated Zoning Case Z2016040) (Shepard Beamon, Planner (210) 207-3074, [shepard.beamon@sanantonio.gov](mailto:shepard.beamon@sanantonio.gov) Development Services Department)
14.     [16-4498](#)     PLAN AMENDMENT # 16061 (Council District 2): A request by LGI Homes-Texas, LLC, for approval of a resolution to amend 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 future land use on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road from "Agriculture" and "Parks/Open Space" to "Low Density Residential." Staff recommends Approval. (Associated Zoning Case Z2016214) (Mary Moralez-Gonzales, Planner (210) 207-5550, [mary.moralez-gonzales@sanantonio.gov](mailto:mary.moralez-gonzales@sanantonio.gov), Development Services Department)

15.     [16-4393](#)     PLAN AMENDMENT # 16062 (Council District 2): A request by Childsafe, for approval of a resolution to amend 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 future land use of 7.595 acres of land out of NCB 10675, located at 3860 East IH-10 from “High Density Residential” and “Parks and Open Space” to “Regional Commercial”. Staff recommends approval. (Associated Zoning Case Z2016219) (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)
  
16.     [16-4394](#)     PLAN AMENDMENT # 16064 (Council District 6): A request by Kaufman and Killen, 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 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North from “High Density Residential” to “Regional Commercial”. Staff recommends approval. (Associated Zoning Case Z2016221) (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)
  
17.     [16-4561](#)     Consideration and Action of the Planning Commission Minutes from August 10, 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.**