

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, August 9, 2017**

**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.

George W. Peck, Chair |  
Marcello Martinez, Vice Chair | Christopher Garcia, Pro-Tem |  
Jody R. Sherrill | Casey Whittington | Michael Garcia Jr. |  
June Kachtik | Kacy Cigarroa | Andrew Ozuna |

### 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.

**Plats**

1.     [17-4365](#)     150537: Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Mission Del Lago Unit 10C (T.I.F.) , generally located southwest of the intersection of Del Lago Parkway and U.S. Highway 281. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
  
2.     [17-4438](#)     160273: Request by Paul Blackburn, SA Dove Creek, Ltd., for approval to subdivide a tract of land to establish Potranco Market - Unit 4 Subdivision, generally located southwest of the intersection of West Loop 1604 and Potranco Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
  
3.     [17-4429](#)     160359: Request by Chelsey L. Swann III, Milestone Potranco Development, LTD, for approval to subdivide a tract of land to establish Olson Subdivision, Unit 2, generally located southwest of the intersection of Emory Peak and Loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
  
4.     [17-4445](#)     160423: Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB-Commons Subdivision, generally located southeast of the intersection of Old Corpus Christi Road and Southeast Military Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
  
5.     [17-4436](#)     160526: Request by Paul Covey, Wurzbach 2016 LLC, for approval to replat a tract of land to establish Wurzbach Multi-Family Subdivision, generally located northwest of the intersection of Wurzbach Road and Kimball Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)

6.     [17-4232](#)     160530: Request by Bruce Cash, PDI Development, Inc., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 2, generally located west of the intersection of W. Vasquez Circle and Francisco Way. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
  
7.     [17-4265](#)     160534: Request by Frank R. Pakuszewski, Cedar Sojo, LP, for approval to replat and subdivide a tract of land to establish Cedar Townhomes, IDZ Subdivision, generally located at the intersection of Pereida Street and Cedar Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
  
8.     [17-4157](#)     160574: Request by Ada U. Medina, San Antonio Greenbay, L.C., for approval to replat a tract of land to establish University Estates Subdivision Unit 22, generally located northeast of the intersection of Fredericksburg Road and Data Point Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
  
9.     [17-4430](#)     160577: Request by Paul Blackburn, owner of SA Dove Creek Highlands, LTD., for approval to subdivide a tract of land to establish Potranco Market - Unit 6 Subdivision, generally located at the intersection of Potranco Road and Empresario Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, [matthew.j.ozuna@sanantonio.gov](mailto:matthew.j.ozuna@sanantonio.gov), Development Services Department)
  
10.    [17-4247](#)     170041: Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to replat and subdivide a tract of land to establish Wortham Oaks, Unit 5B & 16 (Enclave) Subdivision, generally located northwest of the intersection of Carriage Cape and Akin Doe. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)

11.     [17-4437](#)     170083: Request by Daniel Valdez, for approval to replat a tract of land to establish Lockhill Estates II Subdivision, generally located southeast of the intersection of Baywood Drive and Anchor Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
12.     [17-4433](#)     170205: Request by Darlene S. Dague, Dague Ranch LTD. Partnership, for approval to subdivide a tract of land to establish Huebner Rd-Hardy Oak Blvd. MPCD Subdivision, generally located east of the intersection of Hardy Oak Blvd. and Huebner Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

#### Land Transactions

13.     [17-3978](#)     S.P. 1979: A Resolution supporting the closure, vacation and abandonment of 0.6562 of an acre of improved Britney Circle Public Right of Way, located between O'Connor Road and dead-ending into Petitioner's property, in Council District 10, as requested by Rockport Family Partnership, Ltd. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
14.     [17-4321](#)     S.P. 2034: A Resolution supporting the release of two City-owned drainage easements being 0.126 of an acre and 0.128 of an acre located in New City Block 18309 along Tezel Road located in Council District 7. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, (210) 207-2099, adrian.ramirez@sanantonio.gov, Transportation & Capital Improvements Department)

15.     [17-4148](#)     A Resolution recommending City Council to authorize of the acceptance of property donations totaling 21.833 acres, including 21.371 acres of land out of NCB 10677 located adjacent to the Salado Creek Greenway Trail located in Council District 2 and 0.462 acres of land out of NCB 20 located adjacent to the San Antonio River Mission Reach located in Council District 3, pursuant to the City's objectives to acquire and preserve open space along San Antonio waterways and to develop multi-use hike and bike trails, trailheads, signage and associated amenities for use by San Antonio residents and visitors. Staff recommends approval. (Brandon Ross, 207-6101, [brandon.ross@sanantonio.gov](mailto:brandon.ross@sanantonio.gov), Parks and Recreation)

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

16.     [17-4266](#)     PLAN AMENDMENT CASE # 17061 (Council District 10): A request by Javier Saavedra and Mireya Trevino, for approval of a resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 10.35 acres of out of NCB 15678, located at the 12119 Wetmore Road, from "Medium Density Residential" and "Community Commercial. Staff recommends Approval.
17.     [17-4431](#)     PLAN AMENDMENT CASE # 17062 (Council District 10): A request by Brown & Ortiz, PC for approval of a resolution to amend 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 from "Community Commercial" to "Light Industrial" on 2.342 acres of land out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff recommends Denial with an Alternate Recommendation. (Kayla Leal, Planner (210) 207-5017, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017205)

18. [17-4264](#) PLAN AMENDMENT CASE # 17064 (Council District 5): A request by Aida Arrieta for approval of a resolution to amend the Nogalitos/Zarzamora Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on North 90.06 Feet of Lots 106 and 107, NCB 6181, located at 262 Ray Avenue. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017209)

**Annexation Items**

19. [17-4497](#) Public hearing and consideration of a resolution recommending the approval of full purpose annexation of 19.96 square mile consisting of the following Annexation Areas: (A) IH 10 West Commercial Corridor, (B) Babcock Road Corridor, (C) Culebra Road – Alamo Ranch Corridor, (D) Wiseman Boulevard Corridor, (E) Potranco Road – West Loop 1604 Commercial Corridors, (F) Vance Jackson - North Loop 1604 West Tracts, (G) West Bitters Road Area, (H) Foster Road Area and (I) IH 10 East - Loop 1604 East Interchange Area, contiguous to the City limits of San Antonio within the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, [Priscilla.Rosales-Pina@sanantonio.gov](mailto:Priscilla.Rosales-Pina@sanantonio.gov), (210) 207-7839]
20. [17-4510](#) Public Hearing and Consideration of a resolution recommending approval of Development Agreements between the City of San Antonio and multiple property owners of property appraised for ad valorem tax purposes as agricultural, wildlife management or timber use and removal from the full purpose annexation of 19.96 square miles to guarantee continued extraterritorial status for a period of 10 years. [Priscilla Rosales-Piña, Planning Manager, Planning Department, [Priscilla.Rosales-Pina@sanantonio.gov](mailto:Priscilla.Rosales-Pina@sanantonio.gov), (210) 207-7839]

21. [17-4432](#) PLAN AMENDMENT CASE # 17063 A-E, G, H (Council District 2, 4, 6, 8):

PLAN AMENDMENT CASE # 17063-A (Council District 8): To amend the North Sector Plan, by changing the future land use from “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, and “Natural Tier” to “Rural Estate Tier” and “Suburban Tier” on approximately 0.89 square miles located in Bexar County, Texas, generally located north of Ralph Fair Road, east of Boerne Stage Road, south of Woodland Parkway, and west of West Outer Drive (The IH-10 West Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-B (Council District 8): To amend the North Sector Plan, by changing the future land use from “Natural Tier”, “Suburban Tier”, and “Rural Estate Tier” to “Country Tier”, “Rural Estate Tier”, “Natural Tier”, “Suburban Tier”, and “General Urban Tier” on approximately 1.82 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-C (Council District 6): To amend the West/Southwest Sector Plan, by changing the future land use from “Regional Center” and “Suburban Tier” to “Regional Center” and “Suburban Tier” on approximately 0.6 square miles located in Bexar County, Texas, generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-D (Council District 6): To amend the West/Southwest Sector Plan, by changing the future land use from “General Urban Tier”, “Suburban Tier”, “Mixed Use Center”, “Regional Center”, and “Civic Center” to “General Urban Tier”, “Suburban Tier”, “Regional Center”, and “Civic Center” on approximately 1.96 square miles located in Bexar County, Texas, generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south

of Alamo Ranch Parkway (The Wiseman Boulevard Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-E (Council District 4): To amend the West/Southwest Sector Plan, by changing the future land use from “Suburban Tier”, “Regional Center”, “Agribusiness Tier”, and “Rural Estate Tier” to “Regional Center”, “Rural Estate Tier”, “Agribusiness Tier”, and “Suburban Tier” on approximately 8.27 square miles located in Bexar County, Texas, generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area).

PLAN AMENDMENT CASE # 17063-G (Council District 2): To amend the Eastern Triangle Community Plan, by changing the future land use from “Community Commercial”, “Industrial”, “Low Density Residential”, “Neighborhood Commercial”, “Rural Living”, “Public Institutional”, and “Parks Open Space” to “Community Commercial”, “Industrial”, “Public Institutional”, “Light Industrial”, “Rural Living”, “Low Density Residential”, and “Neighborhood Commercial”, on approximately 3.94 square miles located in Bexar County, Texas, generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area).

PLAN AMENDMENT CASE # 17063-H (Council District 2): To amend the IH-10 East Perimeter Plan, by changing the future land use from “Urban Living”, “Low-Density Residential”, “Parks/Open Space”, “Community Commercial”, “Regional Commercial”, and “Industrial” to “Low-Density Residential”, “Community Commercial”, “Regional Commercial”, and “Industrial”, on approximately 2.36 square miles located in Bexar County, Texas, generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area).

Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, [daniel.hazlett@sanantonio.gov](mailto:daniel.hazlett@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017206)

## Approval of Minutes



22. [17-4424](#) Consideration and Action on Minutes from July 26, 2017

### 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) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).**

**Language interpreters are available at the meeting.  
For more information 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) 207-7720) o al 711 (servicio de transmitir para sordos).**

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