

NOTE: Notice is hereby given that there may be a quorum of The City of Balcones Heights City Council Members. There will be no formal action taken by city council members.

**NOTICE OF MEETING OF THE
City of Balcones Heights
PLANNING AND ZONING COMMISSION**

AGENDA

Notice is hereby given that a meeting of the Planning and Zoning Commission of the City of Balcones Heights, Bexar County, Texas will be held **Tuesday, June 20, 2017 at 6:00 p.m.**, at the Justice Center, located at 3300 Hillcrest Drive, Balcones Heights, Texas, at which time the following subjects will be discussed, to-wit:

I. CALL TO ORDER AND RECORDING OF QUORUM:

II. BUSINESS ITEMS:

1. Approval of Minutes – April 18, 2017
2. Commission will hold a **Public Hearing** to hear from the public on request from the city re-zone 0.584 Acres out of Lot 3F, County Block 5894 (0.926 Acres).
3. Commission will consider and take **ACTION** on recommendation for submission to City Council to re-zone of 0.584 Acres out of Lot 3F, County Block 5894 (0.926 Acres).

III. CITIZENS TO BE HEARD:

At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body *so long as that topic is not on the agenda for this meeting*. Citizens may speak on specific agenda items when that item is called for discussion. During the *Citizens to be Heard* section no action may take place and no discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.

IV. ADJOURNMENT:

City of Balcones Heights

**DELIA R. SANCHEZ
City Secretary**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at the City of Balcones Heights, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: June 16, 2017 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

NOTE: Notice is hereby given that there may be a quorum of The City of Balcones Heights City Council Members. There will be no formal action taken by city council members.

The Balcones Heights Planning and Zoning Commission reserves the right to adjourn into **executive session** at any time to discuss any of the matters listed above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.073 (Deliberations about Gifts and Donations) § 551.074 (Personnel Matters) § 551.076 (Deliberations about Security Devices), and § 551.086 (Economic Development)

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Balcones Heights Planning and Zoning commission meeting is available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at 735-9148 ext. 236 or write to 3300 Hillcrest Drive, Balcones Heights, Texas 78201.



City of Balcones Heights

MEMO TO THE PLANNING & ZONING COMMISSION

DATE: June 12, 2017

FROM: Rita Hoyl, Director of Community Development

SUBJECT: REZONING APPLICATION
Rezone 0.584 Acres out of Lot 3F, County Block 5894 (0.926 Acres)
Existing Zoning: R-6 Multifamily Mid-rise Residence
Existing Use: Vacant Lot
Proposed Zoning: R-5 Townhouse Residence

DATE AND TIME OF HEARING: June 20, 2017, 6 pm.

BACKGROUND: The property located at 4455 Fredericksburg Rd., was recently purchased by Big Wood Cay, LLC for redevelopment of a food service establishment. In order to accommodate the proposed development of a food service establishment at 4455 Fredericksburg Rd., the applicant is also acquiring the adjoining 0.926 acre vacant lot that fronts Gentleman Rd. The 0.926 acres is identified as Lot 3F County Block 5894, Country Gentleman Estates Subdivision.

April 24, 2017 City Council approved the Planning & Zoning's recommendation to rezone 0.34 acres of the 0.926 acres lot from R-6 to MXD. The remaining 0.584 acres maintained its R-6 Multifamily Mid-rise zoning.

Outlined in the Economic Development Agreement between the City of Balcones Heights and Big Wood Cay, LLC, and subject to City approval, is to rezone the remaining 0.584 acres from R-6 Multifamily Mid-rise Residence to R-5 Townhouse Residence. Development of the 0.584 acres is limited to owner occupied Townhomes, Condominiums or Duplexes.

The City of Balcones Heights is initiating this request to rezone the remaining 0.584 acres to R-5 Townhouse Residence and recommends approval of rezoning 0.584 acres of Lot 3F County Block 5894, Country Gentleman Estates Subdivision, as outlined in the Economic Development Agreement between the City of Balcones Heights and Big Wood Cay, LLC.

Respectfully,
Rita Hoyl

REZONING APPLICATION

**CITY OF BALCONES HEIGHTS
3300 HILLCREST DR.
Balcones Heights, TEXAS 78201**

1. Case Z- _____ - _____ Applicant City of Balcones Heights
2. Property Address: 0.584 Acres out of Lot 3F, County Block 5894 (0.926 Acres)
3. Lot(s) 3F Block 5894 Addition Country Gentleman Estates Subdivision

If not able to identify as simple as above, provide legal description including meets and bounds.

4. Existing Property Use: Vacant Lot 5. Proposed Use: Townhomes
6. Existing Zoning: R-6 Multifamily Mid Rise 7. Proposed Zoning: R-5 Townhouse Residence
8. Furnish names and addresses of legal owners of all property within 200 feet, in all directions of property to be rezoned.

NAME	ADDRESS	CITY/ STATE/ ZIP
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(If additional space is needed, use reverse side or attach additional page)

9. Fee paid: _____ (Make check payable to the City of Balcones Heights)

For Zone Request and/ or land use: \$500.00

10. I hereby certify that: a) the information included in this application is true to the best of my knowledge, and b) I have checked to determine that no deed restrictions apply to this property that conflict with this request.

Applicant's Signature	Date	Name (Printed)	Address+ Zip	Telephone
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Present Owner's Signature	Date	Name (Printed)	Address + Zip	Telephone
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Buyer's Signature, if under contract	Date	Name (Printed)	Address + Zip	Telephone
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11. List names of all partners, board members, and officers of companies involved in this case, in order for the Plan Commission and City Council to determine conflicts of interest they might have in individual cases. Failure to do so may result in delaying action on the case.

12. **IT IS IMPERATIVE THAT SOMEONE REPRESENT THE APPLICANT AT EACH PUBLIC HEARING TO ANSWER ANY QUESTIONS, WHICH THE COMMISSION, COUNCIL, OR PUBLIC MAY HAVE!** The Planning and Zoning Commission holds a public hearing on each request to determine the effect of the proposed uses upon the neighborhood, traffic, utilities, public health and safety and general welfare. After receiving the report and recommendation of the Plan Commission, the City Council also holds a public hearing on the application. Such hearings and their notices are given in accordance with State statutes and City Ordinances regulating the rezoning of property.

Mail this application to:

Building Official, City of Balcones Heights, 3300 Hillcrest Dr., Balcones Heights, Texas 78201

OR: deliver to City Hall at the above address.

If you need more information, please call (210) 735-9148 ext. 246 or 236

**NOTICE OF MEETING AND PUBLIC HEARING DATES
THE CITY OF BALCONES HEIGHTS
PLANNING AND ZONING COMMISSION – CASE NO. PZ 2017-COBH**

Dear Property Owner:

As required by Texas state law, you are being notified of this meeting and the subsequent public hearing because you own property that is to be re-zoned or you are a property owner within 200 feet of a proposed zoning change being initiated by another party. As an interested party, you are given the opportunity to attend this public hearing to express your opinion on this proposed zoning change.

NOTE: Whether or not you plan to attend the public hearing, please re-mail this notice to us and indicate if you are IN FAVOR or OPPOSED to the proposed zoning change. You must have returned one (1) copy of this notice to the City of Balcones Heights, PRIOR to the MEETING DATE BELOW for your input to be considered:

PLEASE MARK "X" NEXT TO THE APPROPRIATE LINE

_____ I AM IN FAVOR OF THIS CHANGE

_____ I AM OPPOSED TO THIS CHANGE

**MAIL TO: City of Balcones Heights
Attn: Delia R. Sanchez, City Secretary
3300 Hillcrest Dr
Balcones Heights TX 78201**

Name of Property Owner: _____

Address of Property Owned: _____

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PLANNING AND ZONING COMMISSION MEETING DATE: Tuesday, June 20, 2017 @ 6:00 p.m.

**PLANNING AND ZONING COMMISSION MEETING LOCATION: 3300 Hillcrest Drive, Balcones Heights, TX 78201
2nd Floor**

PROPERTY DESCRIPTION: 0.584 acres out of Lot 3F, County Block 5894 (0.926 Acres)

APPLICANT: City Initiated

PROPERTY OWNER(S): City of Balcones Heights

ADJUSTMENT ZONING CHANGE REQUESTED: R-5 Townhouse Residence

PROPOSED LAND USE: Townhomes

PLANNING AND ZONING COMMISSION RECOMMENDATION: Tuesday, June 20, 2017 @ 6:00 p.m.

CITY COUNCIL PUBLIC HEARING DATE: Monday, June 26, 2017 @ 6:00 p.m.

**CITY COUNCIL PUBLIC HEARING LOCATION: Balcones Heights Justice Center, 2nd Floor, 3300 Hillcrest Dr.,
Balcones Heights, TX 78201**

**IF YOU HAVE QUESTIONS CONTACT PERSON: Rita Hoyl, Director of Community Development
(210) 735-9148 ext. 246**

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If you plan to speak at either meeting, you must sign a roster that will be located at the entrance to the meeting room. You must do this BEFORE the beginning of the meeting, so please plan your arrival at least 15 minutes prior to the start of the meeting.

Para traducción de este mensaje al Español, favor comunicarse al Departamento de Planificación al número de teléfono 735-9148 y pregunte por una persona del departamento que habla español.

Property Identification #: 1126193

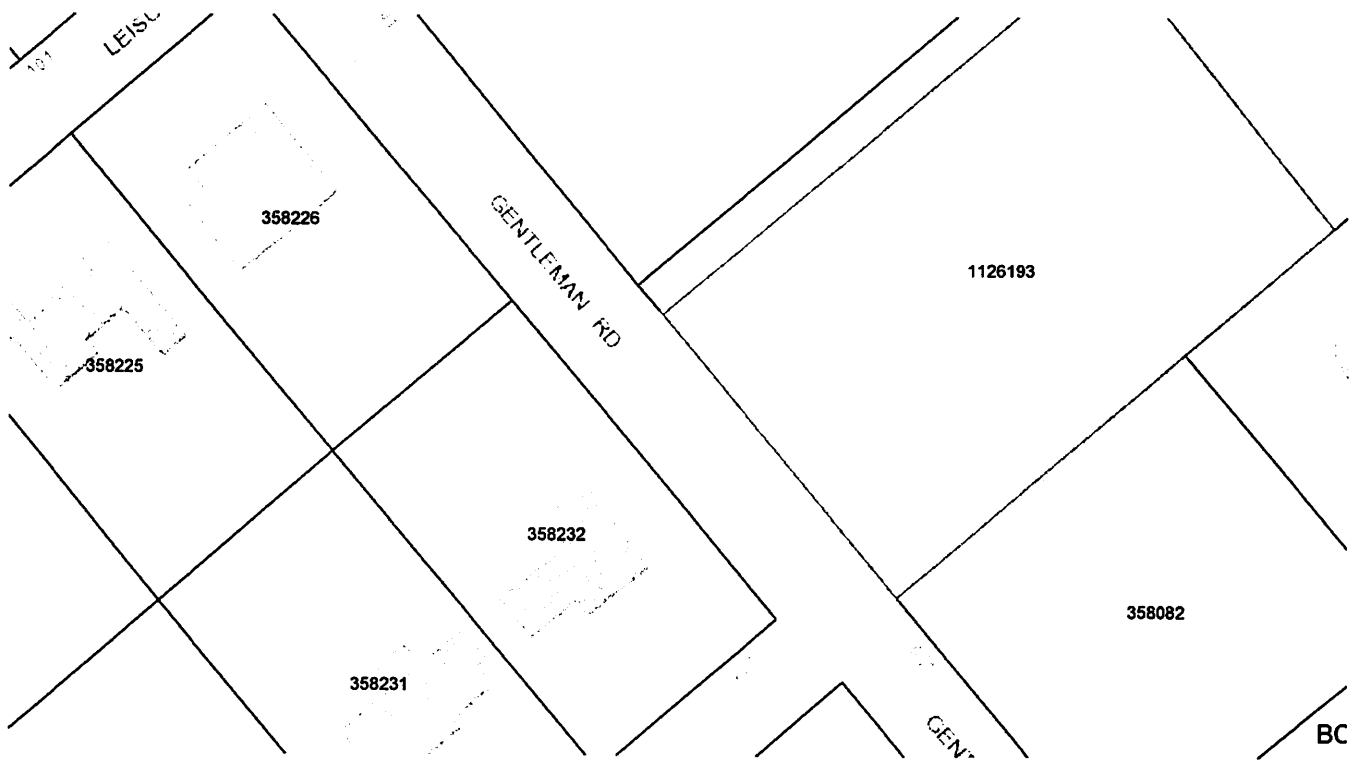
Property Information: 2017

Owner Identification #: 260668

Geo ID: 05894-000-0035
Situs: GENTLEMAN ST BALCONES
Address: HEIGHTS, TX 78201
Property Type: Real
State Code: F3

Legal Description: CB 5894 BLK LOT 3F
(COUNTRY GENTLEMEN
ESTATES SUBD)
Abstract: A05894
Neighborhood: NBHD code10950
Appraised Value: \$144,700.00
Jurisdictions: CAD, 10, 23, 57, 09, 06,
11, 08

Name: CITY OF BALCONES
HEIGHTS
Exemptions: EX-XV
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Big Wood Cay LLC
4455 Fredericksburg Rd.
Balcones Heights, TX 78201

Miller Steve C. Properties
%SCM Magagement, Inc.
1850 Lockhill Selma, Ste. 100
San Antonio, TX 78213

Jack In the Box Eastern
9330 Balboa Ave.
San Diego, CA 92123

Wayne C. Wirth
3902 Forest Island St.
San Antonio, TX 78230

ARC Café HL001 LLC
% Wendy of San Antonio, Inc.
4288 W. Dublin Granville
Dublin, OH 43017

Boston Woods LLC
11209 Limoncillo Ct.
Austin, TX 78750

Rogelio & Alicia Jimenez
109 Leisure Dr.
Balcones Heights, TX 78201

Donald & Kathleen Falkiewicz
107 Leisure Dr.
Balcones Heights, TX 78201

Edward & Roxanne Wahrheit
111 Leisure Dr.
Balcones Heights, TX 78201

Louise M. Wahrheit
103 Leisure Dr.
Balcones Heights, TX 78201

Robert & Diana Ortega
116 Leisure Dr.
Balcones Heights, TX 78201

Irma R. Exon
112 Leisure Dr.
Balcones Heights, TX 78201

Jesus & Mary Cuellar
108 Leisure Dr.
Balcones Heights, TX 78201

David Labens & April Slater
102 Leisure Dr.
Balcones Heights, TX 78201

Dorothy Brown
207 Vivian Ln.
Balcones Heights, TX 78201

Louis an Monica Lyons
3103 Tiltwood Ln.
San Antonio, TX 78251

Evelyn H. Guerrero
203 Vivian Ln.
Balcones Heights, TX 78201

Antonio Castillo
201 Vivian Ln.
Balcones Heights, TX 78201

Jack & Marie Burton
Revocable Living Trust
204 Vivian Ln.
Balcones Heights, TX 78201

**Angelina Gonzalez and Roslyn
Gonzalez**
601 Gentleman Rd.
Balcones Heights, TX 78201

Patrick Plugge
205 Pleasant Dr.
Balcones Heights, TX 78201

Moreno-Mireles LLC
2115 W. Gramercy Pl.
San Antonio, TX 78201

David Sellars
529 Gentleman Rd.
Balcones Heights, TX 78201

COBH
City Property
208 Vivian

Premier Enterprise Inc.
6138 Kingston Rnch
San Antonio, TX 78249

Jad SA Investments LLC
120 Chula Vis
Hollywood Park, TX 78232

Big Wood Cay LLC
5602 W. Hausman Rd., Ste 201
San Antonio, TX 78249