

City of San Antonio



Minutes Planning Commission Development and Business Services Center 1901 S. Alamo

Wednesday, May 14, 2025

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:00 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Sanchez, Garcia, Dessouky, Lopez, Oullette, Milam, Oroian, Siegel, Proffitt, Peck

Absent: Bustamante

Interpretation Services were present.

Election of Planning Commission Officers - Logan Sparrow, Development Services Administer, conducted the election of officers.

Chair – Commissioner Proffitt nominated Commissioner Peck.

Commissioner Garcia nominated Commissioner Lopez.

A Voice vote was taken with majority voting for Commissioner Peck.

Vice Chair – Chair Peck nominated Commissioner Proffitt.

Motion approved by unanimous voice vote.

Pro-Tem – Chair Peck nominated Commissioner Siegel.

Motion approved by unanimous voice vote.

Chair Peck stated all cases will be considered on the Consent Agenda except for:

Item #10: PLAN AMENDMENT CASE PA-2025-1160023 – Individual Hearing

Item #11: PLAN AMENDMENT CASE PA-2025-11600027 – Individual Hearing

Item #13: PA-2025-11600036 – Withdrawn

**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.

Commissioner Siegel and Commissioner Oroian left the meeting at 2:04 pm for recusal purposes.

CONSENT HEARING

Plats:

Item #1

LAND-PLAT-23-11800192: Request by Herbert Boekamp, Boekamp, LLC, for approval to subdivide a tract of land to establish Boerne Stage Industrial Subdivision, generally located northwest of the intersection of Boerne Stage Road and Toutant Beauregard Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-23-11800461: Request by Leonardo Gutierrez, for approval to replat and subdivide a tract of land to establish Woodridge Park Subdivision Replat Subdivision, generally located northeast of the intersection of Red Gate Drive and United States Highway 281 South. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-24-11800078: Request by Michael Copeland, Forestar (USA) Real Estate Group INC., Gregory L. Gibson, Schuwirth South Partners LTD, and Israel Fogiel, 44 Sereno Investments, LTD, for approval to subdivide a tract of land to establish Sereno Springs - Unit 1 Subdivision, generally located southeast of the intersection of Schurwirth Road and East Loop 1604 North. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-24-11800100: Request by Lee Baker III, The Woodlands Group, LLC, for approval to subdivide a tract of land to establish The Woodland at Medina Hills Collector Road Subdivision, generally located northwest of the intersection of Farm to Market 471 and Farm to Market 1283. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-24-11800146: Request by Carlos S Mendoza Jr, Gillette Commons LLC for approval to replat and subdivide a tract of land to establish Gillette Commons Subdivision, generally located northeast of the intersection of South Zarzamora Street and Gillette Boulevard. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-24-11800361: Request by Razi Hosseini, City of San Antonio, for approval to subdivide a tract of land to establish SAPD Substation District 3 Subdivision, generally located northwest of the intersection of South Flores Street and Ashley Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-24-11800418: Request by Eloy Martinez, for approval to replat and subdivide a tract of land to establish ATC Jarratt Subdivision, generally located Northwest of the intersection of Jarratt Road and Shepherd Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-25-11800064: Request by Walter G. Busby and Deann L. Busby for approval to replat and subdivide a tract of land to establish 914 Campanile Replat Subdivision, generally located northeast of the intersection of Blanco Road and Huebner Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #9

PLAT-TIMEEXT-25-12000004: Request by Rudy Munoz, Century Land Holdings II, LLC., for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Chavaneaux Subdivision Unit 5, generally located southwest of the intersection of East Chavaneaux Road and Forestier Green. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments:**Item #12**

PLAN AMENDMENT CASE PA-2025-11600010 (San Antonio ETJ - Closest to Council District 8): A request by KGF PLLC, representative, for Approval of a Resolution amending the Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 1.039 acres out of CB 4680, located at 28286 Boerne Stage Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator,

(210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Other Items

Item #14

Resolution recommending the closure, vacation and abandonment of a 0.142-acre (6,192 square feet) improved portion of Roosevelt Avenue Public Right-of-Way located between New City Blocks 2987 and A-20 P-117 in Council District 5, as requested by Kenedy Junction, Ltd., for a fee of \$60,100.00. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

Approval of Minutes

Item #15

Consideration and Approval of the April 23, 2025, Planning Commission minutes.

Motion: Commissioner Proffitt made a motion to approve all items as amended
Second: Commissioner Milam
In Favor: Proffitt, Milam, Sanchez, Garcia, Dessouky, Lopez, Oullette, Proffitt, Peck
Opposed: None
Recused: Siegel, Oroian

MOTION PASSES

Commissioner Siegel and Commissioner Oroian return to the meeting at 2:05.

Individual Hearing

Item #10

(Continued from 4/23/2025) PLAN AMENDMENT CASE PA-2025-11600023 (Council District 1): A request by Killen, Griffin, & Farrimond, PLLC, Representative, for approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Employment/Flex Mixed-Use” and “Urban Mixed-Use” to “Regional Mixed-Use” on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue. Staff recommends approval. (Associated Zoning Case Z-2025-10700069) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Alexa Retana, Planner, present proposed project. Sixty-two notices were mailed, 7 returned in favor and 0 returned in opposition. Tobin Hill Community Neighborhood Association is in opposition and SoJo Crossing Homeowner Association and San Antonio Texas District One Resident Association gave no response. Staff received 4 notices in opposition outside the 200' radius.

Ashley Farrimond, representative of Killen, Griffin, & Farrimond, PLLC, gave presentation on proposed project.

Voice Mail: Rich Schell, Tobin Hill Community Association, spoke in opposition.

Motion: Commissioner Siegel made a motion to approve the continuance
Second: Commissioner Milam
In Favor: Siegel, Milam, Sanchez, Garcia, Dessouky, Lopez, Oullette, Oroian, Proffitt, Peck
Opposed: None

MOTION PASSES FOR APPROVAL

Item #11

(Continued from 4/23/2025) PLAN AMENDMENT CASE PA-2025-11600027 (Council District 10): A request by SA Life Academy, Representative, for Approval of a Resolution amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700086) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated applicant is requesting a two-week continuance to the May 28, 2025, Planning Commission meeting.

Motion: Commissioner Milam made motion to approve the continuance
Second: Commissioner Proffitt
In Favor: Milam, Proffitt, Sanchez, Garcia, Dessouky, Lopez, Oullette, Oroian, Siegel, Peck
Opposed: None

MOTION PASSES FOR CONTINUANCE

Adjournment

There being no further business, the meeting adjourned at 2:24 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary