

City of San Antonio



Minutes

Planning Commission

Development and Business

Services Center

1901 S. Alamo

Wednesday, April 9, 2025

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:02 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Sanchez, Garcia, Dessouky, Oullette, Milam, Oroian, Bustamante, Siegel, Peck

Absent: Lopez, Proffitt

Interpretation Services were present.

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

Item #14: PLAN AMENDMENT CASE PA-2025-11600021– Individual Hearing

Item #15: PLAN AMENDMENT CASE PA-2025-11600023 – Individual Hearing

Item #16: PLAN AMENDMENT CASE PA-2025-11600024 – Individual Hearing

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 Bustamante left the meeting at 2:03 for recusal purposes.

CONSENT HEARING**Plats****Item #1**

LAND-PLAT-23-11800103: Request by Julie Baytler, Ingram Park Asset Management LLC, for approval to replat and subdivide a tract of land to establish Legacy at Ingram West Subdivision, generally located northeast of the intersection of Ingram Road and Mabe Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-23-11800210: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., Steven S. Benson, AG EHC II (LEN) Multi State 4, LLC, and Ed Barron, Ed and Debbie Barron Heritage Trust of 2003, for approval to subdivide a tract of land to establish Stone Garden – Unit 3A Subdivision, generally located southeast of the intersection of Old Corpus Christi Road and Streich Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-23-11800212: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD a Texas Limited Partnership, for approval to subdivide a tract of land to establish Stone Garden Unit 3B Subdivision, generally located northwest of the intersection of Old Corpus Christi Road and Richter Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-23-11800343: Request by Michael Copeland, Forestar (USA) Real Estate Group INC., for approval to subdivide a tract of land to establish Elizondo Subdivision Unit 3, generally located southeast of Interstate Highway 10 and Farm to Market Road 1518. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparzal@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800388: Request by Mike Meghani, Four Brothers Capital, LLC, for approval to subdivide a tract of land to establish Legacy at Green Enclave Unit 1 Subdivision, generally located northeast of the intersection of Green Road and Schuwirth Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-23-11800410: Request by Richard Mott, Lennar Homes Of Texas Land And Construction LTD, and Blake Yantis, SA Kosta Browne LTD, for approval to subdivide a tract of land to establish Grace Gardens Unit 1 Subdivision, generally located southwest of the intersection of South WW White Road and Hildebrandt Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Department).

Item#7

LAND-PLAT-23-11800429: Request by Nasruddin R. Mahesania, Watson Road Partners, LLC, for approval to subdivide a tract of land to establish Rodeo Watson Subdivision, generally located northwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-24-11800105: Request by Blake Yantis, SA Rocking In The Free World LLC, and Richard Mott, Lennar Homes of Texas Land And Construction LTD, for approval to subdivide a tract of land to establish Tres Laurels Unit 2A Subdivision, generally located northeast of the intersection of US Highway 90 and WT Montgomery Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-24-11800112: Request by Paul Powell, HDC HWY 211, LTD., for approval to replat and subdivide a tract of land to establish BRE Phase 1, Unit 1 Subdivision, generally located southeast of the intersection of Briggs Ranch and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-24-11800145: Request by Rhonda Oliver, Ciri Land Development Company, for approval to replat and subdivide a tract of land to establish Highpoint Unit 2I Subdivision, generally located northwest of the intersection of West Grosenbacher Road and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

Item #11

PLAN AMENDMENT CASE PA-2025-11600015 (Council District 2): A request by Patrick Christensen, representative, for Approval of a Resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Light Industrial" to "Heavy Industrial" on Lots 12 – 15, NCB 10594, located at 602 North WW White Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700051) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Item #12

PLAN AMENDMENT CASE PA-2025-11600018 (Council District 6): A request by Brown & McDonald PLLC, Representative, for Approval of a Resolution amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the

future land use classification from “Low Density Residential” to "Business/ Office Park" on Lot P-7J, Lot P-131, and Lot P-132, NCB 15004, located generally in the 6000 block of Heath Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700056) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Item #13

PLAN AMENDMENT CASE PA-2025-11600019 (Council District 5): A request by Charles Ramon, Representative, for Approval of a Resolution amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Mixed Use” to "Medium Density Residential" on the west 52 feet of Lot 1, Block 3, NCB 2574, located at 301 East Fest Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700037) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Other Items

Item #17

Resolution recommending approval of the release of approximately 3.11 acres of real property, consisting of three tracts of land generally located at 19806 FM 1283, Mico, Texas, in Medina County, from the City of San Antonio’s Extraterritorial Jurisdiction as petitioned by landowners, Jeffrey Smith and J Smith Properties, LLC. Staff recommends Approval.. (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department).

Item #18

Resolution recommending approval of the release of approximately 0.5 acre of real property, consisting of one tract of land generally located at 19970 FM 1283, Mico, Texas in Medina County, from the City of San Antonio’s Extraterritorial Jurisdiction as petitioned by Henry Pfanzelt (Landowner). Staff recommends Approval. (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department)

Approval of Minutes

Item #19

Consideration and Approval of March 26, 2025, Planning Commission minutes.

Public Comment

Voicemails

Ms. Felbinger, spoke in opposition of item #13.

- Motion:** Commissioner Siegel made a motion to approve all items as presented
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Sanchez, Garcia, Dessouky, Oullette, Oroian, Peck
- Opposed:** None
- Recused:** Bustamante

MOTION PASSES

Commissioner Bustamante returned to meeting at 2:06

Individual Hearing

Item #14

PLAN AMENDMENT CASE PA-2025-11600021 (Council District 1): A request by Killen, Griffin & Farrimond, PLLC, Representative, for Approval of a Resolution amending 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 classification from “Business Park” to “High Density Residential” on Lot 49, NCB 13847, located at 11221 San Pedro Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700063) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Kellye Sanders, Planning Coordinator, stated applicant wishes for a continuance until the April 23, 2025, Planning Commission meeting.

Emily Whise, Representative, presented item and requested a continuance until the April 23, 2025, Planning Commission meeting.

Public Comments

Gerri Peters, spoke in opposition.

Sam Mendez, spoke in opposition.

Montgomery Howard, spoke in opposition.

Voicemails

Amy Oakley, spoke in opposition.

Armando Mora, spoke in opposition.

Dennis Kirsch, spoke in opposition.

Ellen Boyer, spoke in opposition.

Gary Gibbons, spoke in opposition.

Jennifer Bergner, spoke in opposition.

Mary Ann Parks, spoke in opposition.

Mary Ramon, spoke in opposition.

Patti Span, spoke in opposition.

Motion: Commissioner Oroian made a motion to deny item

Second: Commissioner Milam

In Favor: Oroian, Milam, Sanchez, Garcia, Dessouky, Oullette

Opposed: Bustamante, Siegel, Peck

MOTION PASSES

Commissioner Garcia left the meeting at 2:28 and returned at 2:31.

Item #15

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).

Kellye Sanders, Planning Coordinator, stated applicant is requesting a continuance until the April 23, 2025, Planning Commission meeting.

- Motion:** Commissioner Siegel made motion to approve continuance
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Sanchez, Garcia, Dessouky, Oullette, Oroian, Bustamante, Peck
- Opposed:** None

MOTION PASSES

Item # 16

PLAN AMENDMENT CASE PA-2025-11600024 (Council District 5): A request by Leo & Jennifer Naeger, Representatives, for Approval of a Resolution amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "High Density Mixed Use" on 0.335 acres out of NCB 2309 and NCB 2310, located at 1333 Buena Vista Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700071) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Samantha Benavides, zoning planner, presented item. 19 notices mailed; 0 in favor; 2 opposed; Historic Westside Residents Association is opposed. Staff recommends approval.

Jennnifer Naeger, applicant, presented proposed plan.

Public Comment

Leticia Sanchez, spoke in opposition.

- Motion:** Commissioner Siegel made motion to approve item
- Second:** Commissioner Milam
- In Favor:** Siegel, Milam, Sanchez, Garcia, Dessouky, Oullette, Oroian, Bustamante, Peck
- Opposed:** None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 3:08 PM.

APPROVED

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary