

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**April 27, 2022**

**2:00 P.M.**

**1901 S. Alamo**

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At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

**Planning Commission Members**

A majority of appointive members, other than ex officio, shall constitute a quorum.

Matthew Proffitt, Chair  
Julia Carrillo Haynes, Vice Chair  
George Peck Pro-Tem  
Bryan Lopez | Meredith Siegel | Britney Schindler | Michael Garcia Jr.  
| Samer Dessouky | Camis Milam

**Ex-Officio Members**

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment  
| John Courage, Councilmember | Erik Walsh, City Manager |

**Work Session**

**1:30-Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.**

**2:00 P.M. - Call to Order**

- Roll Call
- Present: Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Bustamante, Courage, Peck, Proffitt
- Absent: Oroian, Carrillo Haynes

**SeproTec translators were present.**

**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.*

**Combined Items**

Daniel Hazlett, Development Services Manager, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1      **20-11800210:** Request by Maria Fernanda Corte De Arzac (agent), Executive Grounds, LLC, for approval to subdivide a tract of land to establish Highland Heights Subdivision, generally located northeast of the intersection of Southeast Military Highway and Alsbrook. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
  
- Item # 2      **20-11800375:** Request by Harry Hausman, Lyndsey Haus Development, LLC and Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 16A, generally located Southwest of the intersection of FM 1957 and State Highway 211. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
  
- Item #4      **20-11800608:** Request by Steven S. Benson, AG EHCII (LEN) Multi State 2, LLC, for approval to replat and subdivide a tract of land to establish Silos Subdivision Unit 8B, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
  
- Item #6      **21-11800215:** Request by Blake Harrington, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Blue Skies Unit - 6 Subdivision, generally located northwest of the intersection of Highway 90 and WT Montgomery Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
  
- Item # 7      **21-11800319:** Request by Blake Harrington, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Hooten Tract, Unit 2D Subdivision, generally located southwest of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department))
  
- Item # 8      **21-11800320:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Catalina Unit 2 Subdivision, generally located southwest of the intersection of Loop 1604 and Green Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

- Item # 10      **21-11800466:** Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Southton Hollow Subdivision, generally located southwest of the intersection of Interstate Highway 37 and US Highway 181. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
  
- Item # 11      **21-11800504:** Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Highpoint Unit-2E Subdivision, generally located northwest of the intersection of State Highway 211 and West Grosenbacher Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
  
- Item # 12      **21-11800514:** Request by Chad Nugent, Ladera, LLC for approval to replat and subdivide a tract of land to establish Highpoint Unit-2D Subdivision, generally located southwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
  
- Item # 13      **22-11800010:** Request by Jim Reed, San Antonio Medical Foundation, for approval to replat and subdivide a tract of land to establish SA Rehab Hospital Subdivision, generally located southwest of the intersection of Huebner Road and Floyd Curl Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department.)

**Plan Amendments**

- Item # 14      **PLAN AMENDMENT CASE PA-2021-11600109** (Council District 4): A request by Rasol Salehi, applicant, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness Tier" to "Suburban Tier" on Lot P-1A, NCB 11295, located at 9098 South IH-35. Staff recommends Approval. (Associated Zoning Case Z-2021-10700280) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
  
- Item # 15      **PLAN AMENDMENT CASE PA-2021-1160012** of a Resolution amending the North Sector Plan, a Component of the Comprehensive Master Plan of the City, by changing the 1 (Council District 9): A request by 281/Overlook Partners LC, applicant, for Approval future land use classification from "Rural Estate Tier" and "Suburban Tier" to "Mixed Use Center" on Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North. Staff recommends Approval. (Associated Zoning Case Z-2021-10700353 ERZD) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Item # 19 **PLAT-TIMEEXT-22-12000004:** Request by Ken Leonard, JMA Eagles Nest, 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 Dominion Unit 13-B Planned Unit Development Subdivision, generally located northwest of the intersection of Potranco Road and Culebra Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Public Comments**

Brendan Gibbens, 1809 Blanco Road, spoke in opposition of Item # 15.

**Motion**

Chair Proffitt asked for a motion as the items presented.

Commissioner Peck motioned for **Approval**.

**Second:** Councilman Courage

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Bustamante, Courage, Peck, Proffitt,

**Opposed:** None

**Motion Passed as Approval with vote of 10-0.**

**Commissioner Bustamante recused himself at 2:13 PM.**

Item # 3 **20-11800554:** Request by Paul Powell, HDC Davis Ranch II, LLC and Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish McCrary Tract Unit 3, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

Item # 5 **21-11800056:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Davis Ranch II, LLC, for approval to replat and subdivide a tract of land to establish Davis Ranch Subdivision, Unit 5, generally located northwest of the intersection of Galm Road and Mill Park. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

**Motion**

**Chair Proffitt asked for a motion as the items presented.**

Commissioner Peck motioned for **Approval**.

**Second:** Commissioner Schindler

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Courage, Peck, Proffitt,

**Opposed:** None

**Recused:** Bustamante

**Motion Passed as Approval with vote of 9-0.**

**Commissioner Bustamante returned to meeting at 2:14 PM.**

**Commissioner Peck recused himself at 2:14 PM.**

Item # 9      **21-11800392:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 6, generally located west of the intersection of IH-37 and Southton Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department).

**Motion**

Chair Proffitt asked for a motion as the items presented.

Councilman Courage motioned for **Approval**.

**Second:** Commissioner Garcia

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Bustamante, Proffitt, Courage

**Opposed:** None

**Recused:** Peck

**Motion Passed as Approval with vote of 9-0.**

**Commissioner Peck returned to the meeting at 2:15.**

**Individual Items**

Item # 16      **PLAN AMENDMENT CASE PA-2022-11600006** (ETJ – Closest to Council District 8): A request by Brown & Ortiz, representative, to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from “Low Density Residential” and “Community Commercial” to "Medium Density Residential" on 30.422 acres out of CB 4708, generally located at the northeast intersection of Dietz Elkhorn Road and Old Fredericksburg Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

Applicant, Kevin Deanda, 112 Pecan Street, representative of Brown & Ortiz, gave presentation of proposed project.

Staff and applicant answered Commissioner’s questions.

**Public Comment**

Brenden Gibbens, 1809 Blanco, spoke in opposition.

Laurel Porter, 29474 Old Fredericksburg, spoke in opposition.

**Motion**

Chair Proffitt asked for a motion as the items presented.

Commissioner Garcia motioned for **Approval**.

**Second:** Commissioner Peck

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Courage, Peck, Proffitt

**Opposed:** Lopez, Milam, Bustamante

**Motion Passed as Approval with vote of 7-3.**

Item # 17

PLAN AMENDMENT CASE PA-2022-11600030 (Council District 1): A request by Rene Zamora, applicant, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Commercial” to “Community Commercial” on Lots 13-19, P-101, P-105, and the East 20 feet of Lot 12, Block 8, NCB 2026, located at 1016 Cincinnati Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700094) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Applicant, Rene Zamora, owner of Lighthouse Lounge, gave presentation on proposed project.

Applicant and Staff answered Commissioner’s questions.

**Public Comments:**

Stephen Villera, 1051 Waverly, spoke in favor.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Bustamante motioned for **Approval**.

**Second:** Commissioner Lopez

**In Favor:** Siegel, Lopez, Schindler, Milam, Bustamante, Courage, Peck, Proffitt

**Opposed:** Garcia, Dessouky

**Motion Passes for Approval with vote of 8-2.**

**Commissioner Bustamante left meeting at 2:56 PM.**

Item #18      **PLAN AMENDMENT CASE PA-2022-11600032** (Council District 3): A request by Benjamin Bowman, Architect, Assets & Architects, 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 "Urban Low Density Residential" to "Medium Density Residential" on Lots 7 and 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700069) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Applicant, Benjamin Bowman, gave presentation on proposed project.

Applicant and Staff answered Commissioner's questions.

**Motion**

Chair Proffitt asked for a motion as the items presented.

Commissioner Siegel motioned for **Approval**.

**Second:** Commissioner Siegel

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Peck, Proffitt

**Opposed:** Courage

**Motion Passed as Approval with vote of 8-1.**

**Councilman Courage left meeting at 3:18.**

Item # 20

Planning Commission Quarterly Review: A briefing of items previously considered by the Planning Commission from October 2021 – March 2022 to include the items listed below. The briefing is for informational purposes only. No action will be taken on these items. a. Plan Amendments: PA-2021-11600090 – A previous request to change the future land use from “Low Density Residential” to “Medium Density Residential”, located at 1023 Aganier Avenue, PA-2021-11600025 – A previous request to change the future land use from “Low Density Residential” to “High Density Residential”, generally located in the 300 Block of Bee Street and Coleman Street, PA-2021-11600074 - A previous request to change the future land use from “General Urban Tier” and “Suburban Tier” to "General Urban Tier", generally located in the 17000 Block of Green Mountain Road. b. Street Name Changes: ADDR-SNC-21-12700003 – A previous request for approval of a Memorial Designation of a portion of Westrock Drive to Jennifer Sue Delgado Memorial Way, generally located between US Highway 90 West Access Road and Westoak Road, ADDR-SNC-21-12700004 – A previous request for approval of a resolution to change Enrique M Barrera Parkway to Historic Old Highway 90, generally located between South San Gabriel Avenue and US Hwy 90 access. c. Tree Variance Request: COM-PRJ-APP21-39801977-TPV 21-147 - A previous Appeal of the Directors Decision for SAT-14 Data Center. Request to appeal the Tree Administrative Exception Denial by the Director of Development Services for the SAT-14 Data Center located at 3545 Wiseman Blvd.

Daniel Hazlett, Development Services Manager, City of San Antonio, gave Quarterly Review of 133 plats approved by the Planning Commission since October 2021. There have also been seven tree variances and two street name changes.

Kristie Flores, Planning Manager, City of San Antonio, gave Quarterly Review of the forty-six Plan Amendments that have been brought in front of the Planning Commission since October 2021.

**Approval of Minutes**

Item # 21 Consideration and Approval of the April 13, 2022, Planning Commission Minutes.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Garcia motioned for **Approval**.

**Second:** Commissioner Dessouky

**In Favor:** Garcia, Seigel, Dessouky, Lopez, Schindler, Milam, Proffitt

**Abstained:** Peck

**Opposed:** None

**Motion Passed as Approval with vote of 7-0.**

**Adjournment**

There being no further business, the meeting was adjourned at 3:30 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary