

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, February 9, 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 | Anamari Milam

**Ex-Officio Members**

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

**1:30 P.M. - Work Session – 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.**

**1:54 P.M.- by Nancy Cano, City Clerk's Office, swore in of the commissioner: Britney Schindler, Bryan Lopez, and Anamari Milam (virtual) and the reappointment of Michael Garcia Jr.**

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

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

**Withdrawn**

Item # 12      PLAN AMENDMENT CASE PA-2021-11600120

**Postponed Items**

Item # 11      PLAN AMENDMENT CASE PA-2021-11600111

**Other Items**

Item # 2      Election of Officers

**Chair**-Commissioner Carrillo Haynes nominated Commissioner Proffitt for the Chair position. Commissioner Dessouky nominated Commissioner Garcia for the Chair position. In a vote of the commissioners, Proffitt received six votes and Commissioner Garcia received one vote.

**Commissioner Proffitt was elected Chair of the Planning Commission.**

**Vice Chair**-Commissioner Dessouky nominated Commissioner Carrillo Haynes for the Vice Chair position. The vote was unanimous.

**Commissioner Carrillo Haynes was elected Vice Chair of the Planning Commission.**

**Pro-Tem**-Commissioner Dessouky nominated Commissioner Garcia for the Pro-Tem position. Commissioner Proffitt nominated Commissioner Peck for the Pro-Tem position. In a vote of the commissioners, Commissioner Garcia received four votes and Commissioner Peck received five votes.

**Commissioner Peck was elected Pro-Tem of the Planning Commission.**

**Combined Items**

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

**Plats**

Item # 3      **19-11800486:** Request by Louis Trapolino, Blue Wing Trails Ltd., for approval to subdivide a tract of land to establish Blue Wing Trails Subdivision Unit 1, generally located southeast of the intersection of Interstate Highway 37 and Loop 410. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

- Item # 4      **20-11800073:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Brook Stone Creek-Unit 1B Subdivision, generally located southwest of the intersection of East Evans Road and Wortham Oaks Boulevard. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item #5      **20-11800095:** Request by Greg Mann, Talley Wise Retail, LTD, for approval to subdivide a tract of land to establish 25.539 AC Wiseman and Talley Subdivision, generally located northwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #6      **20-11800347:** Request by Blake Harrington, Starlight Homes Texas LLC., for approval to replat and subdivide a tract of land to establish Hooten Tract, Unit-2B Subdivision, generally located northwest of the intersection of Talley Road and Old Talley Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 7      **21-11800007:** Request by Bart Swider, Swift Water Development, LLC, for approval to replat and subdivide a tract of land to establish Stillwater Ranch Unit 27/28 Subdivision, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 8      **21-11800167:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Torian Village, Unit 1 Subdivision, generally located southeast of the intersection of Texas State Highway 151 and Interstate 410. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item # 9      **21-11800213:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish Westlakes Unit 15 Subdivision, generally located southwest of the intersection of Highway 90 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

- Item # 15      **PLAN AMENDMENT CASE PA2022-11600004** (Council District 3): A request by the City of San Antonio for approval of a resolution to amend the Brooks Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential”, “Urban Low Density Residential”, “Neighborhood Mixed Use”, and “Neighborhood Commercial” to “Urban Mixed Use”, “Neighborhood Mixed Use”, “Community Commercial”, “Medium Density Residential”, “Parks & Open Space” and “Community Commercial” on NCB 10949, Lot 13; NCB 10949, Lot C; NCB 10949, Lot D; NCB 10949, Lot 27 Miller BAR-B-Q SUBD. I; NCB 10949, Lot 14 and NE 31 FT X 50 FT of 19; NCB 10949, Lots 16, 23, 26, W IRRG 31 FT of NE 62 FT of 19, NE IRRG 36.56 FT of TR-4 and W IRRG 5.6 FT of F; NCB 10949, Lot 10; NCB 10949, Lot 15; NCB 10949, Lot 18; NCB 10949, Lot 7B; NCB 10949, Lot 7A; NCB 10949, Lot 8B; NCB 10949, Lot 21; NCB 10949, Lot TR-8; NCB 10949, Lot TR-8C; NCB 10937, Block 5, Lot 34; NCB 10937, Block 5, Lots 36 and 37; NCB 10942, Block 7, Lot W 75 FT of S 145.2 FT of 5 or 5A; NCB 10945, Block 10, Lot 15; NCB 10945, Block 10, Lot 16; NCB 10937, Block 5, Lot 33; NCB 10940, Block 5, Lot 5 & W 50 FT of 4 and E 100 FT of S 150 FT of 4; NCB 10943, Block 8, Lot 19 ARDENWOOD SUBD-REPLAT; NCB 10943, Block 8, Lot E 50 FT of W 200 FT of 2; NCB 10502, Block 6, Lot 43; NCB 12047, Block 19 Lot E IRRG 92.25 FT of 16; NCB 10526, Block 9, Lots 7, 8 and 9; NCB 13605, Block 2, Lot 23; NCB 12135, Block 21, Lot 11 (PECAN TERRACE); NCB 12135, Block 21, Lot 10 (PECAN TERRACE); NCB 10827, Block 16, Lot 69; NCB 10853, Block 1, Lots 1 and 2; NCB 10848, Lot P-102 (38.7248 AC), P-103G(2 AC), P-103J(.4212 AC), P-103F (0.372 AC), P-104 (9.48 AC); NCB 10865, P-100E (3.53 AC); NCB 10848, Lot P-100 (11.313 AC) and P-100A (6.307 AC); NCB 10879, TR-A or ARB P-101; NCB 10879, Block 1, Lot N 50X50 FT of 1 MISSION TRAIL RV PARK SUBD; NCB 10879 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 999 (PRIVATE STREET); NCB 10879, Block 1, Lot S IRR PT of 1 (MISSION TRAIL RV PARK SUBD); NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1 Lot 4 and NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1 Lot 3. Multiple addresses located between/on the 2700 Block of Bill Miller Lane, 4100 and 4200 Block of Clark Ave., 800, 900 and 1000 Block of Hot Wells Blvd., 4900 Block of Clark Ave., 900 Block of Avondale Ave., 400 Block of Bushick Dr., 1900 and 2100 Block of Goliad Rd., 4500 and 5800 Block of Pecan Valley Dr., 6700 Block of Enfield, 100 Block of Nash Blvd., 100 Block of Kate Schenck, 4100 Block of SE Military Dr., 3900 Block of Killarney Dr., 7300 and 7400 Block of Copinsay Ave., 3500 and 3600 Block of Orkney, and 7800 Block of Chelico Dr. Staff recommends approval. (Zenon Solis, Planning Manager (210) 207-5409, [zenon.solis@sanantonio.gov](mailto:zenon.solis@sanantonio.gov); Planning Department) (Associated Zoning Case Z2022-10700014)

**No Public Comment****Motion**

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

Commissioner Carrillo Haynes motioned for **Approval**.

**Second:** Commissioner Peck

**In Favor:** Lopez, Carrillo Haynes, Dessouky, Garcia, Peck, Schindler, Oroian, Proffitt

**Opposed:** None

**Motion Passed as Approval with vote of 8-0.**

**Individual Items**

Item # 10     **PLAN AMENDMENT PA-2021-11600071** (Council District 3): A request by Jose Gallegos, representative, for Approval of a Resolution amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Parks/Open Space" to "Mixed Use" on 18.97 acres out of NCB 10917, generally located in the 9400 block of Southeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2021-10700214) (Roland Arsate, Planner, (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department).)

**Public Comment**

Toby Bowman, 3239 Scarlett O'Hara, spoke in opposition.

Susan Snow, 2202 Roosevelt, spoke in opposition.

**Voicemails**

Allison Elder, legal services with San Antonio River Authority, spoke in opposition.

Rosebud Coffee, National Park Services, spoke in opposition.

Applicant, Dave Abrams, gave information on project and answered commissioner's questions.

**Motion**

Chair Proffitt asked for a motion as the item presented.

Commissioner Peck motioned for **Continuance** to February 23, 2022.

**Second:** Commissioner Carrillo Haynes

**In Favor:** Lopez, Carrillo Haynes, Dessouky, Garcia, Peck, Schindler, Oroian, Proffitt

**Opposed:** None

**Motion Passed as Continuance to March 23, 2022 with vote of 8-0.**

Chair Proffitt recused himself at 2:32.

Item # 13     **PLAN AMENDMENT CASE PA-2022-11600001** (Council District 8): A request by Paul H. Weir, applicant, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Regional Center" on Lot 4, Block 1, NCB 4732-D, located at 23775 Interstate Highway 10 West. Staff recommends Denial. (Associated Zoning Case Z-2022-10700001) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

**No Public Comment**

Paul Weir, 128 Mary Trail, applicant, spoke about project and answered commissioner's questions.

**Motion**

Vice Chair Carrillo Haynes asked for a motion as the item presented.

Commissioner Oroian motioned for **Approval**.

**Second:** Commissioner Dessouky

**In Favor:** Lopez, Carrillo Haynes, Dessouky, Garcia, Schindler, Oroian,

**Opposed:** Peck

**Motion Passed as Approval with vote of 6-1.**

Commissioner Proffitt returned to meeting at 2:46.

Item # 14     **PLAN AMENDMENT CASE PA-2022-11600002** (Council District 2): A request by Shahram Mahmoudi, applicant, for Approval of a Resolution amending the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Low Density Mixed Use" on Lot 14, Block G, NCB 1659, located at 917 Nolan Street. Staff recommends Approval. (Associated Zoning Case Z-2022-10700005) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

**Public Comment**

Jennifer Naeger, 714 N. Pine Street, spoke in opposition.

**Voicemails**

Lulu Francois, 817 Nolan, spoke in opposition.

Applicant, Shahram Mahmoudi, spoke about the project and answered Commissioner questions.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Carrillo Haynes motioned for **Approval**.

**Second:** Commissioner Dessouky

**In Favor:** Lopez, Carrillo Haynes, Dessouky, Garcia, Peck, Schindler, Oroian, Proffitt

**Opposed:** None

**Motion Passed as Approval with vote of 8-0.**

**Approval of Minutes**

Item # 16 Consideration and Action of the Minutes from January 26, 2022, Planning Commission.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Peck motioned for **Approval**.

**Second:** Commissioner Dessouky

**In Favor:** Carrillo Haynes, Dessouky, Garcia, Peck, Oroian, Proffitt

**Opposed:** None

**Motion Passed as Approval with vote of 6-0.**

**Director's Report**

Logan Sparrow, Policy Administrator, City of San Antonio, gave director's report in regard to UDC amendments process. Next Planning Commission meeting work session will need to start at 12:00.

**Adjournment**

There being no further business, the meeting was adjourned at 3:03 PM

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director