

**City of San Antonio**



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**May 11, 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, Carrillo Haynes, Peck, Proffitt
- Absent: Oroian

**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 # 3      **20-11800567:** Request by Ryan M. Harden, Luckey Ranch San Antonio, LLC, RQAI Land Holdings, LLC and Shannon Birt, LGI Homes - Texas LLC, for approval to subdivide a tract of land to establish Luckey Ranch Apartments Subdivision, generally located southeast of the intersection of WT Montgomery and West US Highway 90. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #4      **20-11800574:** Request by Rudy Munoz, Century Communities II, LLC for approval to subdivide a tract of land to establish Plata Tract Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Talley Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item #7      **21-11800255:** Request by Blake Yantis, Mosaic Development, LLC, for approval to subdivide a tract of land to establish Thea Meadows, Unit 3 Subdivision, generally located northwest of the intersection of Loop 410 and South WW White Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 8      **21-11800306:** Request by Jason Townsley, KB Home Lonestar, INC, for approval to subdivide a tract of land to establish Harlandale Subdivision Unit 1, generally located northwest of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 10      **21-11800366:** Request by Paul Powell, HDC Old Culebra, LLC, for approval to subdivide a tract of land to establish Westpointe North Unit 5B & 5C Subdivision, generally located southeast of the intersection of Culebra Road and Old Farm-to-Market Road 471 West. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

- Item # 12      **21-11800407:** Request by Jason Townsley, KB Home Lonestar Inc., for approval to subdivide a tract of land to establish Southton Cove Unit 2B & 3 Subdivision, generally located southeast of the intersection of Interstate Highway 37 and Southton Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 13      **21-11800424:** Request by Chris Weigand, ROW at Zarzamora, LLC. for approval to replat and subdivide a tract of land to establish ROW at Zarzamora Subdivision, generally located northeast of the intersection of Chavaneaux and Loop 410. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
- Item # 15      **21-11800456:** Request by Jason Townsley, KB Homes Lonestar Inc., for approval to subdivide a tract of land to establish TMM Somerset, Unit 1 Subdivision, generally located northeast of the intersection of Fischer Road and Watson Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 16      **21-11800520:** Request by Michael Blair, CRP/RW 1604 & O'Connor Owner L.P., for approval to subdivide a tract of land to establish 1604 O'Connor Multifamily Subdivision, generally located southwest of the intersection of Loop 1604 and Judson Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

### Plan Amendments

- Item # 17      **PLAN AMENDMENT CASE PA-2022-11600029** (Council District 2): A request by Ruben Delgado, applicant, for Approval of a Resolution amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Commercial" to "Light Industrial" on Lot 16, NCB 12887, generally located in the 5400 Block of Rigsby Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700088 S) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
- Item # 18      **PLAN AMENDMENT CASE PA-2022-11600031** (Council District 7): A request by Alliance Realty LLC, applicant, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Plan Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "General Urban Tier" on Lot 1, Block 1, NCB 18008, and Lot P-19 NCB 15663, located at 10865 North Loop 1604 West. Staff recommends Approval. (Associated Zoning Case Z-2022-10700098) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

- Item # 19     **PLAN AMENDMENT CASE PA-2022-11600034** (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, representative, to change 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 "Community Commercial" to "Medium Density Residential" on Lot P-128A (5.214) & Lot P-128C (.073), NCB 15679, located at 3500 Thousand Oaks Drive. Staff recommends Approval. (Associated Zoning Case Z-2022-10700104 PUD) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
- Item # 20     **PLAN AMENDMENT CASE PA-2022-11600035** (Council District 6): A request by United Progressive Friends Group LLC, 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 "Suburban Tier" to "Mixed Use" on 0.860 acres out of NCB 15849, located at 10218 Ingram Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700108) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
- Item # 21     **PLAN AMENDMENT CASE PA-2022-11600036** (Council District 2): A request by PGM of Texas LLC, applicant, for Approval of a Resolution amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Industrial" on the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2022-10700095) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
- Item # 22     **PLAN AMENDMENT CASE PA-2022-11600037** (Council District 1): A request by City of San Antonio, applicant, 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 "Medium Density Residential" to "Urban Mixed Use" on the North 78.02 feet of the South 123.02 feet of Lot 3, Block B, NCB 935, located at 111 Cedar Street. Staff recommends Approval. (Associated Zoning Case Z-2022-10700110) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
- Item # 23     **PLAN AMENDMENT CASE PA-2022-11600038** (Council District 3): A request by James Lifshutz, applicant, for Approval of a Resolution amending the the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Commercial" to "Mixed Use" on Lot 39, NCB 7665, generally located in the 2000 block of Roosevelt Avenue at Southcross Blvd. Staff recommends Approval. (Associated Zoning Case Z-2022-10700107) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

**Public Comments**

**Voicemail**

Javier, 3542 Mystic Grove, in favor of Item # 19.

**Motion**

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

Commissioner Peck motioned for **Approval**.

**Second:** Commissioner Milam

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

**Opposed:** None

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

**Commissioner Bustamante recused himself at 2:04.**

- Item # 1      **20-11800183:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Estancia Ranch, Unit 1 Subdivision, generally located northwest of the intersection of US Highway 281 and East Borgfeld Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
  
- Item # 2      **20-11800302:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Copper Canyon – Unit 10 Subdivision, generally located southeast of the intersection of US Highway 281 and FM 1863. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
  
- Item # 5      **21-11800064:** Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Israel Fogiel, 114 Schwab Investments, LTD, for approval to subdivide a tract of land to establish Brook Stone Creek – Unit 2A Subdivision, generally located southeast of the intersection of US 281 and East Evans Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
  
- Item # 6      **21-11800178:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision Unit 6, generally located northwest of the intersection of Shenfield Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

- Item # 9      **21-11800326:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Scenic Crest Unit 2 Subdivision, generally located northeast of the intersection of Boerne Stage Road and Scenic Loop Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 11     **21-11800378:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 4 Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 14     **21-11800430:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Scenic Crest Unit 3 Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Scenic Loop 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 for the items as presented.**

Commissioner Carrillo Haynes motioned for **Approval**.

**Second:** Commissioner Garcia

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

**Opposed:** None

**Recused:** Bustamante

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

**Commissioner Bustamante returned to meeting at 2:05PM.**

## **Approval of Minutes**

Item # 24 Consideration and Approval of the April 27, 2022, Planning Commission Minutes.

### **Motion**

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

Commissioner Bustamante motioned for **Approval**.

**Second:** Commissioner Siegel

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

**Abstained:** Carrillo Haynes

**Opposed:** None

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

## **Adjournment**

There being no further business, the meeting was adjourned at 2:06 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary