

**City of San Antonio**



**Minutes**

**Planning Commission**

Development and Business Services  
Center  
1901 S. Alamo

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**Wednesday, March 22, 2023**

**2:00 PM**

**1901 S. Alamo**

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.

**It is the intent of the City that the presiding officer will be in attendance at this location**

Planning Commission Members

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

**Work Session – 1:00 PM:** A briefing by the Planning Department on a Development Agreement for a Solar Farm Project. Briefing and discussion by the Planning Department regarding the Boerne Stage Road Public Improvement District (PID) Request. Development Services 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.

**2:04 PM – Call to Order**

**SeproTec translator were present.**

**Roll Call – Present:** Faulkner, Dessouky, Lopez, Schindler, Milam, Sipes, Peck, Proffitt

**Absent:** Garcia, Siegel

Chair Proffitt stated all cases will be considered on the Consent Agenda excluding the following cases:

Item #18      **PA-2023-11600008** – Request for Continuance

**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.*

**Consent Hearing**

**Plats**

**Item #1**

**21-11800041:** Request by Nick McIntyre, PHSA-NW315, LLC., for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 1 Road G, generally located northwest of the intersection of Kallison Lane and Kallison Bend. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #2**

**21-11800153:** Request by Kraig Knight, Microsoft Corporation, for approval to replat and subdivide a tract of land to establish Westover Hills, generally located southwest of the intersection of Highway 151 and Wiseman Boulevard. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #3**

**21-11800432:** Request by Shekara Mahadevaswamy, Nahami Sai LLC, for approval to subdivide a tract of land to establish Namami Sai Subdivision, generally located North West of the intersection of Babcock Road and Bamberger Way. Staff Recommends Approval. (Clayton Wallace, Senior Planner, 210-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #4**

**21-11800489:** Request by Troves Gilbert Jr., Callaghan 151, LP. for approval to subdivide a tract of land to establish Westport Industrial, generally located northeast of the intersection of Highway 151 and South Callaghan Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #5**

**21-11800619:** Request by Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC, Jones Holcomb, Lennar Homes of Texas Land and Construction LTD, Richard Mott, Silos Community Association, Inc., for approval to replat and subdivide a tract of land to establish Silos Subdivision, Units 1B and 1C Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264,

Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #6**

**21-11800648:** Request by Chad Nugent, Ladera I, LLC. for approval to subdivide a tract of land to establish Ladera Hills-Phase II, generally located west of the intersection of Briggs Ranch and State Highway 211. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #7**

**22-111800053:** Request by Richard Mott, Authorized Agent, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Stone Garden Unit 1 Subdivision, generally located northeast of the intersection of Old Corpus Christi Road and Richter Road. Staff Recommends Approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #8**

**22-11800083:** Request by Lee Baker III, Maxland Enterprises, LLC. for approval to subdivide a tract of land to establish Agave Subdivision Unit 6, generally located southwest of the intersection of Hildebrandt Road and South WW White Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #9**

**22-11800112:** Request by Blake Harrington, Arroyo CAP II-2, LLC and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Jungman Tract Unit-2 Subdivision, generally located Southeast of the intersection of US Highway 90 and Jungman Road. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #10**

**22-11800178:** Request by Maria Galvan for approval to replat and subdivide a tract of land to establish Rockwell Plat, generally located at the intersection of Gillette Boulevard and Rockwell Boulevard. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #11**

**22-11800178:** Request by Maria Galvan for approval to replat and subdivide a tract of land to establish Rockwell Plat, generally located at the intersection of Gillette Boulevard and Rockwell Boulevard. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #12**

**22-11800202:** Request by Mike Yantis Jr, JMYJR Beck LLC & Kathryn Jean Dewall Zizelman, for approval to subdivide a tract of land to establish Estates at Annabelle Ranch Subdivision, generally located South of the intersection of State Highway 87 and Beck Road. Staff Recommends Approval. (Clayton Wallace, Senior Planner, 210-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #13**

**22-11800205:** Request by Jason Ridgway, ET San Antonio, LLC, Chris Wescott, Foster Ridge S2 Owner LLC, for approval to replat and subdivide a tract of land to establish Foster Ridge, Phase 3 Subdivision, generally located southeast of the intersection of Highway IH 10 and Loop 410. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #14**

**22-11800311:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish BRE Phase 5 Unit 2B Subdivision, generally located northeast of the intersection of US Highway 90 and State Highway 211. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #15**

**22-11800320:** Request by Guillermo Soria, So-Rod Partners LLC, for approval to subdivide a tract of land to establish Puchot Springs Enclave Subdivision, generally located northwest of the intersection of Clark Avenue and Hot Wells Boulevard. Staff Recommends Approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Variances****Item #16**

**TPV 22-166:** Requested by Mr. Rick Gray, with LJA Engineering for a variance to remove trees in excess of the 80% and 100% significant and heritage respective tree preservation requirements within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2015 Tree Preservation Ordinance for Woodlands Floodplain Trees, generally located north of the intersection of FM 1283 and Red Wing Road . Staff recommends approval. (Charles Johnson Senior Plans Examiner, (210)-207-0170, charles.johnson2@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments****Item #17**

**PA-2023-11600008:** (Continued from 03/08/2023) PLAN AMENDMENT CASE PA-2023-11600008 (Council District 1): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” to “Medium Density Residential” on Lots 11-13, Block 7, NCB 2800, located at 122 Annie Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700032) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

**Item #19**

**PA-2023-11600006:** PLAN AMENDMENT CASE PA-2023-11600006 (Council District 3): A request by Ernest S. Ramirez, representative, for Approval of a Resolution amending the Brooks Area Regional Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Regional Mixed Use" on 10.588 acres out of NCB 10881, located at 8000 Southeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2023-10700023) (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

**Item #20**

**PA-2023-11600012:** PLAN AMENDMENT CASE PA-2023-11600012 (Council District 1): A request by Brown and McDonald, 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 "Urban Mixed Use" to "Regional Mixed Use" on 0.924 acres out of NCB 769, located at 419 and 425 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2023-10700045) (Elizabeth Steward, Zoning Planner, (210) 207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)

**Item #21**

**PA-2023-11600013:** PLAN AMENDMENT CASE PA-2023-11600013 (Council District 7): A request by Nathan Hawkins, 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 "Medium Density Residential" on Lot P-92D, NCB 18311, generally located at the 7000 block of Mainland Drive. Staff recommends Approval. (Associated Zoning Case Z-2023-10700037) (Camryn Blackmon, Zoning Planner, (210) 207-0197, [Camryn.Blackmon@sanantonio.gov](mailto:Camryn.Blackmon@sanantonio.gov), Development Services Department)

**Item #22**

**PA-2023-11600014:** PLAN AMENDMENT CASE PA-2023-11600014 (Council District 1): A request by Gina Ann Jimenez, representative, 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 "Urban Low Density Residential" to "Community Commercial" on Lot 17, Lot 18, and the west 60 feet of the north 200 feet of Lot 19, Block 2, NCB 8417, located at 174, 202, and 206 Sherwood Drive. Staff recommends Approval. (Associated Zoning Case Z-2023-10700047) (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

**Item #23**

**PA-2023-11600015:** PLAN AMENDMENT CASE PA-2023-11600015 (Council District 4): A request by Latitude Architects, 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 "General Urban Tier" to "Regional Center" on 60.16 acres out of NCB 15001, located at 2418 West Ansley Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2023-10700039) (Elizabeth Steward, Zoning Planner, (210) 207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)

**Other Items****Item #24**

**S.P. 2022201** – Resolution recommending the sale of an unimproved City-owned property located near the intersection of Aubrey Street and E. Cesar Chavez Boulevard within New City Block 928 in Council District 1, as requested by H-E-B, LP, a Texas limited liability partnership, for a fee of \$90,100.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

**Item #25**

**S.P. 0217** – Resolution recommending the closure, vacation and abandonment of an unimproved portion of Masters Street Public Right-of-Way within New City Block 17497 in Council District 4, as requested by Koontz Properties, LLC, for a fee of \$82,100. Staff recommends approval. (David Salazar, (210) 207-0068, David.Salazar@sanantonio.gov, Public Works Department).

**Item #26**

**23-190694** – Resolution authorizing the execution of a Development Agreement between the City of San Antonio and the Owners of property, Medina Del Rey QOZB, LLC and SS 1604 Ranch, LLC, consisting of approximately 814.039 acres, generally located northeast of the intersection of Neal Road and Loop 1604 South in the extraterritorial jurisdiction (ETJ) of the City of San Antonio in Bexar County. Staff recommends approval. (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov).

**Item #27**

A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Boerne Stage Road Special Improvement District, generally located southwest of IH-10 and State Highway 46 and west of Boerne Stage Road in the extraterritorial jurisdiction of the City of San Antonio, and associated Development Agreement between the City of San Antonio and the landowners, Chesmar Homes, LLC. [Joshua Jaeschke, Sr. Planner, Planning Department, (210) 207- 0255, Joshua.Jaeschke@sanantonio.gov]

**Public Comment****Voicemails**

Sergio Yutani, 169 Green Ell Drive, in opposition of PA-2023-11600014.

Deborah Myers, 203 Greenlawn, in opposition of PA-2023-11600014.

Rose Pimentel, 1175 Greenland, in opposition of PA-2023-11600014.

<b>Motion:</b>	Commissioner Peck to approve items as presented
<b>Second:</b>	Commissioner Milam
<b>In Favor:</b>	Dessouky, Lopez, Schindler, Milam, Sipes, Peck, Proffitt
<b>Opposed:</b>	Faulkner

**MOTION PASSES**

**Individual Consideration****Comprehensive Master Plan Amendments****Item #18**

**PLAN AMENDMENT CASE PA-2022-11600063** (Council District 7): A request by Mitsuko E. Ramos, representative, 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 "General Urban Tier" to "Regional Center" on 0.493 acres out of NCB 11513, located at 1327 Bandera Road. Staff recommends Denial. (Associated Zoning Case Z-2022-10700170) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Camryn Blackmon, Zoning Planner, presented item. She stated that there were 40 notices sent out; 1 in favor, 0 opposed; No response from Donaldson Terrace Neighborhood Association, University Park Neighborhood Association, and Woodlawn Hills Neighborhood Association. Staff recommends Denial. She stated that applicant is requesting a continuance until April 12, 2023.

Representative for applicant, employee of Government Relation Group of Texas, requested continuance until Wednesday, April 12.

**Motion:** Commissioner Dessouky to approve items as requested for a continuance to April 12, 2023.  
**Second:** Commissioner Lopez  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Minutes****Item #28**

Consideration and Approval of the March 8, 2023 Planning Commission Meeting Minutes.

Chair Proffitt led a voice vote to pass the minutes. All Commissioners votes, "Aye."  
Chair Proffitt abstained.

**MOTION PASSES****Director's Report**

No Directors Report.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:11 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary