



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

**July 14, 2021**

**2:00PM**

**Videoconference**

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.

Connie Gonzalez, Madam Chair

George Peck, Vice Chair

Matthew Proffitt, Pro-Tem

Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo Haynes | Christopher Garcia  
Samer Dessouky |

**Ex-Officio Members**

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment  
| TBD, 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.**

Briefing and discussion regarding the Landon Ridge Public Improvement District (PID) Request Presented by the Planning Department.

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

- Roll Call
- Present: Carrillo Haynes, Siegel, Dessouky, Bustamante, Proffitt, Peck, Gonzalez
- Absent: Jackson, C. Garcia, M. Garcia, Oroian
- Both 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**

Logan Sparrow, Policy Administrator, presented the combined hearing items to the Planning Commission.

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

**Plats**

- Item # 1    **20- 11800065:** Request by David Brodbeck. K.B. Home Lone Star Inc.. tbr approval to subdivide a tract of land to establish Preserve at Culebra Unit 4 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. **Staff recommends Approval.** (Nicole Salinas, Planner, (210) 207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department).
- Item # 2    **20-11800117:** Request by Dan Scoggin, Great Hearts America-Texas, for approval to subdivide a tract of land to establish Great Hearts-Bandera MPCD Subdivision, generally located northwest of the intersection of Highway 16 and Loop 1604. **Staff recommends Approval.** (Nicole Salinas, Planner, (210) 207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department).
- Item # 3    **20-11800186:** Request by Jeff Scott. Forestar (USA) Real Estate Group Inc. A Delaware Corporation for approval to subdivide a tract of land to establish Applewood, Units 2 & 3 Subdivision, generally locate southwest of the intersection of U.S. Highway 90 and Southwest Loop 1604. **Staff recommends Approval.** (Daniel Hazlett, Development Services Manager, (210) 207-8270, Daniel [Hazlett@sanantonio.gov](mailto:Hazlett@sanantonio.gov), Development Services Department).
- Item # 4    **20-11800199:** Request by Craig Glendenning, Lonesome Dove Investment Group, LLC and Stephen Lieux, San Antonio LD, LLC., for approval to replat and subdivide a tract of land to establish Lonesome Dove Hills Unit 1, generally located southeast of the intersection of Loop 1604 and Campbellton Road. **Staff recommends Approval.** (Chris McCollin, Senior Planner, (210) 207-5014, [Christopher.Mccollin@sanantonio.gov](mailto:Christopher.Mccollin@sanantonio.gov), Development Services Department).
- Item # 5    **20-11800231:** Request by Lloyd A Denton, Shavano Rogers Ranch North No. 3, Ltd. & Rogers Shavano Ranch, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands, Unit-6A, generally located northeast of the intersection of Shavano Ranch and Northwest Military Highway. **Staff recommends Approval.** (Joshua Orton, Planner, (210) 207-8050, [Joshua.Orton@sanantonio.gov](mailto:Joshua.Orton@sanantonio.gov), Development Services Department).
- Item # 6       **19-11800310:** Request by Gene Liguori Jr, Three Encino Crossing, Ltd., for approval to subdivide a tract of land to establish Dickerson Subdivision, Unit 1, generally located southwest of the intersection of West Grosenbacher Road and Grosenbacher Road. **Staff recommends Approval.** (Joshua Orton, Planner, (210) 207-8050, [Joshua.Orton@sanantonio.gov](mailto:Joshua.Orton@sanantonio.gov), Development Services Department).

- Item # 7    **20-11800349:** Request by Martin Figueroa, Pojestyo, Inc., for approval to replat and subdivide a tract of land to establish Pojestyo Subdivision, generally located southeast of the intersection of Waycross Lane and Eastover Lane. **Staff recommends Approval.** (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #8    **19-11800442:** Request by Taylor Dreiss, Pecan Springs Development Company, LLC. and Tom Dreiss, Toutant Ranch, Ltd., for approval to subdivide a tract of land to establish Pecan Springs Unit 2, Enclave Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. **Staff recommends Approval.** (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #9    **20-11800496:** Request by Razi Hossemi, City of San Antonio, for approval to subdivide a tract of land to establish Kelly Parkway, generally located southwest of the intersection of U.S. Highway 281 and Mission Grande. **Staff recommends Approval.** (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #10    **20-11800503:** Request by Lloyd A. Denton Jr. Longhorn Quarry QOZB, LP, for approval to subdivide a tract of land to establish Longhorn Quarry Unit 3 Subdivision, generally located northeast of the intersection of Wurzbach Parkway and Perrin Beitel Road. **Staff recommends Approval.** (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #11    **20-11800521:** Request by Gil Hodge, Briggs Ranch Ltd., CY Perry, Golf Club of Texas at Briggs Ranch, Rick Rodriguez, Brass Timeshare Partners, LLC., for approval to subdivide a tract of land to establish Briggs Ranch Commercial Unit 1 Subdivision, generally located northeast of the intersection of State Highway 211 and Briggs Ranch. **Staff recommends Approval.** (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #12    **20-11800523:** Request by Mickey Conrad, Southton Two, LTD., for approval to subdivide a tract of land to establish South Presa Townhomes (IDZ) Subdivision, generally located northwest of the intersection of Groveton and South Presa. **Staff recommends Approval.** (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 13    **20-11800535:** Request by Paul Kuo, HK Real Estate Development LLC, for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 2, generally located southwest of the intersection of Roosevelt Avenue and Southeast Loop 410. **Staff recommends Approval.** (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 14    **19-11800549:** Request by Paul Kuo, HK Fischer Road, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 1, generally located southeast of the intersection of Campground Road and Fischer Road. **Staff recommends Approval.** (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

- Item # 15    **20-11800560:** Request by George B. Hernandez, Jr., Bexar County Hospital District, for approval to replat and subdivide a tract of land to establish Creamer Tract South, generally located east of the intersection of Loop 1604 and Shaenfield Road. **Staff recommends Approval.** (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 16    **20-11800573:** Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera, Unit 1E (Enclave) Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 17    **20-11800577:** Request by Blake Harrington, Ashton Woods Homes, for approval to subdivide a tract of land to establish Blue Skies Unit-4, generally located northwest of the intersection of U.S. Highway 90 and WT Montgomery. **Staff recommends Approval.** (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 18    **20-11800601:** Request by William L Gavan, Hanford-Southport LLC., for approval to subdivide a tract of land to establish Southport Boulevard R.O.W., generally located southwest of the intersection of Lone Star Pass and Applewhite Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

### Comprehensive Master Plan Amendments

- Item #20    **PLAN AMENDMENT CASE PA-2021-11600027 (ETJ - Closest to Council District 8):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” and “Community Commercial” to “Urban Mixed Use” on 10.7154 acres out of CB 4710 and CB 4710A, generally located at 26737 IH 10 W. **Staff recommends Approval.**
- Item #22    **PLAN AMENDMENT CASE PA-2021-11600042 (ETJ - Closest to Council District 8):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” to “Employment/Flex Mixed-Use” on CB 4710 P-8E ABS 529, located at 26807 IH 10 W. Staff recommends Approval.
- Item # 23    **PLAN AMENDMENT CASE PA-2021-11600043 (ETJ - Closest to Council District 8):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” to “Urban Low Density Residential” on CB 4708 P-67A, P-40C ABS 24, located at 9135 Dietz Elkhorn Rd. **Staff recommends Approval.**

No Public Comment

**Motion**

Madam Chair Gonzalez asked for a motion for the items as presented.

Commissioner Proffitt motioned to approve all items, except items 19, 21, 24, 25 and 26 on the consent agenda.

Second: Commissioner Peck

In Favor: Carrillo Haynes, Seigel, Dessouky, Bustamante, Proffitt, Peck, Gonzalez

Opposed: None

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

**Individual Items**

Item # 25      **PLAN AMENDMENT CASE PA-2020-11600063 (Council District 1):** A request by Brown & Ortiz, P.C., representative, for Approval of a Resolution to amend the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" and "Medium Density Residential" to "Regional Mixed Use" on 4.409 acres out of NCB 886, NCB 887, NCB 3591, generally located at the intersection of Mt. Zion Walk and IH 37 South. **Staff recommends Denial with an Alternate Recommendation.**

James McKnight, Brown and Ortiz, requested continuance to work with the community.

No public comment.

**Motion**

Madam Chair Gonzalez asked for a motion for the item as presented.

Commissioner Carrillo Haynes motioned for a continuance to August 11, 2021.

Second: Commissioner Peck

In Favor: Carrillo Haynes, Seigel, Dessouky, Bustamante, Proffitt, Peck, Gonzalez

Opposed: None

**Motion Passed for a continuance to August 11, 2021 with a vote of 7-0.**

- Item # 19      **PLAN AMENDMENT CASE-PA-2021-11600023 (Council District 2):** A request by Lee Imbimbo, representative, for Approval of a Resolution to amend Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "High Density Residential" on the South 50 feet of East 70 feet of Lot 1, North 100 feet of South 150 feet of East 70 feet of Lot 1 or 1A, Block 2, NCB 1528, located at 123 and 131 Boudet Place. **Staff recommends Denial.** (Associated Zoning Case Z-2021-10700045).

Representative, stated district 2 and Neighborhood Association support the request for six traditional townhomes as presented in the site plan.

No public comment.

**Motion**

Madam Chair Gonzalez asked for a motion for the item as presented.

Commissioner Seigel motioned for approval of the applicant's request.

Second: Commissioner Proffitt

In Favor: Carrillo Haynes, Seigel, Dessouky, Bustamante, Proffitt, Peck, Gonzalez

Opposed: None

**Motion Passed as Approval of the applicant's request with a vote of 7-0.**

- Item # 21      **PLAN AMENDMENT CASE PA-2021-11600033 (Council District 5):** A request by James McKnight, representative, for Approval of a Resolution to amend the Downtown Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Mixed Use" to "Urban Mixed Use" on Lots 1, 2, 3, 4 and 10, Block 1, NCB 3120, located at 541 Roosevelt Avenue. **Staff recommends Denial.** (Associated Zoning Case Z-2021-10700115 CD).

James McKnight, Brown and Ortiz, requested for approval to keep two tenants in compliance within the commercial building.

No public comment.

**Motion**

Madam Chair Gonzalez asked for a motion for the item as presented.

Commissioner Proffitt motioned for Approval of the applicant's request.

Second: Commissioner Peck

In Favor: Carrillo Haynes, Seigel, Dessouky, Bustamante, Proffitt, Peck, Gonzalez

Opposed: None

**Motion Passed as Approval of the applicant's request with a vote of 7-0.**

Commissioner Bustamante left the Planning Commission at 2:33 PM.

Item # 24

**PLAN AMENDMENT PA-2021-11600051 (Council District 7):** A request by Miriam Ade representative, for Approval of a Resolution to amend the West / Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “General Urban Tier” to “Regional Center” on 2.50 acres out of NCB 15038, located at 6300 block of Northwest Loop 410. **Staff recommends Denial.**

Jonathan Scott, Representative, requested approval for the land use change to “Regional Center” to keep Alamo Truck Gear operating.

Owner of Alamo Truck Gear, answered the commissioners questions regarding the request.

No public comment.

**Motion**

Madam Chair Gonzalez asked for a motion for the item as presented.

Commissioner Peck motioned for staff recommendation of Denial.

Second: Commissioner Proffitt

In Favor: Carrillo Haynes, Seigel, Dessouky, Proffitt, Peck, Gonzalez

Opposed: None

**Motion Passed for staff recommendation of Denial with vote of 6-0.**

**Approval of Minutes**

Item # 26 Consideration and Action on the Minutes from June 23, 2021.

**Motion**

Madam Chair Gonzalez asked for a motion for the minutes as presented.

Commissioner Proffitt motioned to approve minutes.

Second: Commissioner Peck

In Favor: Carrillo Haynes, Seigel, Dessouky, Proffitt, Peck, Gonzalez

Opposed: None

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

**Adjournment**

There being no further business, the meeting was adjourned at 2:48 p.m.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director