City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, April 9, 2025 **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.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Planning Commission meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S. Alamo by 10am on the day of the meeting. Please include your full name, home or work address, item # and/or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum of three minutes by dialing 210-206-(PLNG)7564 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

Work Session

1:00 PM – Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Briefing on the South Texas Parkway Major Thoroughfare Plan Amendment. (Transportation Department).

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.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Comment

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.

Plats

1. LAND-PLAT-23-11800103: Request by Julie Baytler, Ingram Park Asset Management LLC, for approval to replat and subdivide a tract of land to establish Legacy at Ingram West Subdivision, generally located northeast of the intersection of Ingram Road and Mabe Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800210: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., Steven S. Benson, AG EHC II (LEN) Multi State 4, LLC, and Ed Barron, Ed and Debbie Barron Heritage Trust of 2003, for approval to subdivide a tract of land to establish Stone Garden – Unit 3A Subdivision, generally located southeast of the intersection of Old Corpus Christi Road and Streich Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

3. LAND-PLAT-23-11800212: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD a Texas Limited Partnership, for approval to subdivide a tract of land to establish Stone Garden Unit 3B Subdivision, generally located northwest of the intersection of Old Corpus Christi Road and Richter Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

4. LAND-PLAT-23-11800343: Request by Michael Copeland, Forestar (USA) Real Estate Group INC., for approval to subdivide a tract of land to establish Elizondo Subdivision Unit 3, generally located southeast of Interstate Highway 10 and Farm to Market Road 1518. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparzal@sanantonio.gov, Development Services Department).

5. LAND-PLAT-23-11800388: Request by Mike Meghani, Four Brothers Capital, LLC, for

approval to subdivide a tract of land to establish Legacy at Green Enclave Unit 1 Subdivision, generally located northeast of the intersection of Green Road and Schuwirth Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

6. LAND-PLAT-23-11800410: Request by Richard Mott, Lennar Homes Of Texas Land And Construction LTD, and Blake Yantis, SA Kosta Browne LTD, for approval to subdivide a tract of land to establish Grace Gardens Unit 1 Subdivision, generally located southwest of the intersection of South WW White Road and Hildebrandt Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

7. LAND-PLAT-23-11800429: Request by Nasruddin R. Mahesania, Watson Road Partners, LLC, for approval to subdivide a tract of land to establish Rodeo Watson Subdivision, generally located northwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

8. LAND-PLAT-24-11800105: Request by Blake Yantis, SA Rocking In The Free World LLC, and Richard Mott, Lennar Homes of Texas Land And Construction LTD, for approval to subdivide a tract of land to establish Tres Laurels Unit 2A Subdivision, generally located northeast of the intersection of US Highway 90 and WT Montgomery Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

9. LAND-PLAT-24-11800112: Request by Paul Powell, HDC HWY 211, LTD., for approval to replat and subdivide a tract of land to establish BRE Phase 1, Unit 1 Subdivision, generally located southeast of the intersection of Briggs Ranch and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

10. LAND-PLAT-24-11800145: Request by Rhonda Oliver, Ciri Land Development Company, for approval to replat and subdivide a tract of land to establish Highpoint Unit 2I Subdivision, generally located northwest of the intersection of West Grosenbacher Road and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

11. PLAN AMENDMENT CASE PA-2025-11600015 (Council District 2): A request by Patrick

Christensen, representative, for Approval of a Resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Light Industrial" to "Heavy Industrial" on Lots 12 – 15, NCB 10594, located at 602 North WW White Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700051) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2025-11600018 (Council District 6): A request by Brown & McDonald PLLC, 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 "Business/ Office Park" on Lot P-7J, Lot P-131, and Lot P-132, NCB 15004, located generally in the 6000 block of Heath Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700056) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2025-11600019 (Council District 5): A request by Charles Ramon, 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 "Neighborhood Mixed Use" to "Medium Density Residential" on the west 52 feet of Lot 1, Block 3, NCB 2574, located at 301 East Fest Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700037) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2025-11600021 (Council District 1): A request by Killen, Griffin & Farrimond, PLLC, Representative, for Approval of a Resolution amending 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 "Business Park" to "High Density Residential" on Lot 49, NCB 13847, located at 11221 San Pedro Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700063) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2025-11600023 (Council District 1): A request by Killen, Griffin, & Farrimond, 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 "Employment/Flex Mixed-Use" and "Urban Mixed-Use" to "Regional Mixed-Use" on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue. Staff recommends Approval. (Associated Zoning Case Z-2025-10700069) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2025-11600024 (Council District 5): A request by Leo & Jennifer Naeger, Representatives, for Approval of a Resolution amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Community Commercial" to "High Density Mixed Use" on 0.335 acres out of NCB 2309 and NCB 2310, located at 1333 Buena Vista Street. Staff recommends Appoval. (Associated Zoning Case Z-2025-10700071) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Other Items

17. Resolution recommending approval of the release of approximately 3.11 acres of real property, consisting of three tracts of land generally located at 19806 FM 1283, Mico, Texas, in Medina County, from the City of San Antonio’s Extraterritorial Jurisdiction as petitioned by landowners, Jeffrey Smith and J Smith Properties, LLC. Staff recommends Approval.. (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department

18. Resolution recommending approval of the release of approximately 0.5 acre of real property, consisting of one tract of land generally located at 19970 FM 1283, Mico, Texas in Medina County, from the City of San Antonio’s Extraterritorial Jurisdiction as petitioned by Henry Pfanzelt (Landowner).Staff recommends Approval. (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department)

Approval of Minutes

19. Consideration and Approval of the March 26, 2025, Planning Commission minutes.

Director’s Report

Adjournment

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.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-6310 or Relay Texas 711 or by requesting these services online at https://www.sanantonio.gov/gpa/LanguageServices. Providing at least 72 hours' notice will help to ensure availability.

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on: 04/04/2025 09:35 AM