City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, May 14, 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

1:30 PM – 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.

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

Election of Officers

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-23-11800192: Request by Herbert Boekamp, Boekamp, LLC, for approval to subdivide a tract of land to establish Boerne Stage Industrial Subdivision, generally located northwest of the intersection of Boerne Stage Road and Toutant Beauregard Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800461: Request by Leonardo Gutierrez, for approval to replat and subdivide a tract of land to establish Woodridge Park Subdivision Replat Subdivision, generally located northeast of the intersection of Red Gate Drive and United States Highway 281 South. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800078: Request by Michael Copeland, Forestar (USA) Real Estate Group INC., Gregory L. Gibson, Schuwirth South Partners LTD, and Israel Fogiel, 44 Sereno Investments, LTD, for approval to subdivide a tract of land to establish Sereno Springs - Unit 1 Subdivision, generally located southeast of the intersection of Schurwirth Road and East Loop 1604 North. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800100: Request by Lee Baker III, The Woodlands Group, LLC, for approval to subdivide a tract of land to establish The Woodland at Medina Hills Collector Road Subdivision, generally located northwest of the intersection of Farm to Market 471 and Farm to Market 1283. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800146: Request by Carlos S Mendoza Jr, Gillette Commons LLC for

approval to replat and subdivide a tract of land to establish Gillette Commons Subdivision, generally located northeast of the intersection of South Zarzamora Street and Gillette Boulevard. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800361: Request by Razi Hosseini, City of San Antonio, for approval to subdivide a tract of land to establish SAPD Substation District 3 Subdivision, generally located northwest of the intersection of South Flores Street and Ashley Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800418: Request by Eloy Martinez, for approval to replat and subdivide a tract of land to establish ATC Jarratt Subdivision, generally located Northwest of the intersection of Jarratt Road and Shepherd Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800064: Request by Walter G. Busby and Deann L. Busby for approval to replat and subdivide a tract of land to establish 914 Campanile Replat Subdivision, generally located northeast of the intersection of Blanco Road and Huebner Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

9. PLAT-TIMEEXT-25-12000004: Request by Rudy Munoz, Century Land Holdings II, LLC., for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Chavaneaux Subdivision Unit 5, generally located southwest of the intersection of East Chavaneaux Road and Forestier Green. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

10. (Continued from 4/23/2025) 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)

11. (Continued from 4/23/2025) PLAN AMENDMENT CASE PA-2025-11600027 (Council District 10): A request by SA Life Academy, Representative, for Approval of a Resolution amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700086) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2025-11600010 (San Antonio ETJ - Closest to Council District 8): A request by KGF PLLC, representative, for Approval of a Resolution amending the Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 1.039 acres out of CB 4680, located at 28286 Boerne Stage Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2025-11600036 (Council District 5): A request by Mauricio Castillo, representative, for Approval of a Resolution amending the Kelly/South San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed Use" to "Business/Office Park" on the west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2227 and 2235 West Southcross Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2025-10700107) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Other Items

14. Resolution recommending the closure, vacation and abandonment of a 0.142-acre (6,192 square feet) improved portion of Roosevelt Avenue Public Right-of-Way located between New City Blocks 2987 and A-20 P-117 in Council District 5, as requested by Kenedy Junction, Ltd., for a fee of $60,100.00. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sananatonio.gov, Public Works Department).

Approval of Minutes

15. Consideration and approval of the April 23, 2005 Planing 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.

Posted
on: 05/09/2025 12:03 PM