# City of San Antonio

# AGENDA

## Planning Commission

Development and Business Services
Center
1901 S. Alamo

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**Wednesday, May 28, 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:**

**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.*

**Election of Officers**

Discussion and Election of Planning Commission Officers for 2025.

**Plats**

1. LAND-PLAT-23-11800240: Request by Richard Mott, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Roosevelt Landing Unit 4 Subdivision, generally located northwest of the intersection of Farm to Market Road 1937 and Blue Wing Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800253: Request by Richard H. Perez, San Antonio Medial Foundation, for approval to subdivide a tract of land UH - Hamilton Wolfe Subdivision, generally southeast of the intersection of Floyd Curl Drive and Hamilton Wolfe. Staff recommends Approval. (Sarah Esparza, Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

3. LAND-PLAT-23-11800292: Request by Blake Honigblum, Abiso Galm LP, for approval to subdivide a tract of land to establish Galm Crossing Subdivision, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-23-11800449: Request by Charles Marsh, Jen Texas 26 LLC., for approval to subdivide a tract of land to establish Tallyho Offsite Road Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-23-11800468: Request by Charles Marsh, Jen Texas 26 LLC, for approval to subdivide a tract of land to establish Tallyho Unit 1 Subdivision, generally located northeast

of the intersection of Tamaron Valley and Legend Falls. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

**6.** LAND-PLAT-23-11800469: Request by Charles Marsh, Jen Texas 26 LLC., for approval to subdivide a tract of land to establish Tallyho Unit 2 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**7.** LAND-PLAT-23-11800487: Request by Jacqueline Jalomo, Juan Antonio Jalomo Martinez, Denise Avila & Daniel Alila, for approval to replat and subdivide a tract of land to establish Tesoro Trails Subdivision, generally located northeast of the intersection of Loop 1604 and Trumbo Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**8.** LAND-PLAT-23-11800501: Request by Tyler Schlinke, Invest 5S LLC, for approval to replat and subdivide a tract of land to establish The Sanctuary at Brooks Subdivision, generally located northeast of South Presa Street and Southeast Military Drive. Staff recommends Approval. (Sarah Esparza, Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

**9.** LAND-PLAT-24-11800097: Request by Charles Marsh, Jen Texas 26 LLC, for approval to subdivide a tract of land to establish Tallyho Unit 3 Subdivision, generally located northwest of the intersection of Legend Falls and Tamaron Valley. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

**10.** LAND-PLAT-24-11800150: Request by Jeannette Wickware, for approval to replat a tract of land to establish Pearsall Rd Farms Replat Subdivision, generally located northeast of the intersection of Pearsall Road and Shepherd Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**11.** LAND-PLAT-24-11800186: Request by Jeff Kittle, Kittle Property Group Inc., for approval to subdivide a tract of land to establish Riverbreeze Multifamily Subdivision, generally located southwest of the intersection of Loop 410 and Interstate Highway 16. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**12.** LAND-PLAT-24-11800273: Request by Jason Townsley, K.B. Home Lone Star, Inc. , for approval to subdivide a tract of land to establish Preserve at Culebra Unit 8 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff

recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**13.** LAND-PLAT-24-11800306: Request by Jason Townsley, K.B. Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Preserve at Culebra – Unit 15 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**14.** LAND-PLAT-24-11800331: Request by Rhonda Oliver, Ladera I LLC, for approval to subdivide a tract of land to establish Highpoint Unit-2H Subdivision, generally located southwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department.

**15.** LAND-PLAT-24-11800492: Request by Logan Marrs, Invictus Land Developments LLC., for approval to subdivide a tract of land to establish Rayburn Valley Subdivision, generally located southeast of the intersection of United States Highway 90 and Loop 410. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Street Rename**

**Comprehensive Master Plan Amendments**

**16.** (Continued from 5/14/2025) 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)

**17.** PLAN AMENDMENT CASE PA-2025-11600003 (Council District 6): A request by Ortiz McKnight 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 “Community Commercial” to "Mixed Use" on Lot 13, Block 92, NCB 18792, generally located in the 5000 block of Tezel Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700014) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**18.** PLAN AMENDMENT CASE PA-2025-11600040 (Council District 1): A request by Jonathan P. Fly, Applicant, 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 "Neighborhood Commercial" on Lots 91-93 and the east 20.5 feet of Lot 94, Block 6, NCB 9012, located at 291 West Mariposa Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700088) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Servies Department)

**Other Items**

**19.** Resolution recommending approval of the release of approximately 302.15 acres of real property, generally located northwest of the intersection of Old Nacogdoches Road and Coyote Run in Comal County, from the City of San Antonio’s Extraterritorial Jurisdiction, as petitioned by landowners Heidelberg Materials Southwest Agg LLC and Beazer East, Inc. Staff recommends approval. (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department)

**Approval of Minutes**

**20.** Consideration and Approval of May 14th 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.**

Posted
on: 05/23/2025 08:53 AM