City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, June 11, 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.

Plats

1. LAND-PLAT-23-11800239: Request by Richard Mott, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Randolph Crossing Unit 5 Subdivision, generally located northwest of the intersection of Abrams View and Powell Place. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800270: Request by Vasile P. Varga, for approval to subdivide a tract of land to establish Varga Tract Subdivision, generally located south of the intersection West Loop 1604 and Senior Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

3. LAND-PLAT-23-11800273: Request by Vamsidhar Mukkamala, Parkview at Prue LLC, for approval to subdivide a tract of land to establish Parkview at Prue Subdivision (Enclave), generally located southeast of the intersection of Bamberger Way and Prue Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

4. LAND-PLAT-23-11800277: Request by Richard Mott, Jen Holdco 24, LLC, and Rhonda Oliver, Ladera I, LLC, for approval to subdivide a tract of land to establish Millbrook- Unit 9A Subdivision, generally located southwest of the intersection of State Highway 211 and West Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

5. LAND-PLAT-23-11800340: Request by Blake Honigblum, Abiso Potranco Two, LP, for approval to subdivide a tract of land to establish Abiso Potranco II Subdivision, generally located southeast of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800006: Request by Firdous Ali, Z-Axis, LLC for approval to vacate and subdivide a tract of land to establish Z-Axis at Moursund Subdivision, generally located northeast of the intersection of Chavaneaux Road and Moursund Boulevard. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800119: Request by T. Blake Yantis, SA Kosta Browne LTD, for approval to subdivide a tract of land to establish Grace Gardens Unit 2 Subdivision, generally located southeast of the intersection of Hildebrandt and South WW White Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

8. LAND-PLAT-24-11800310: Request by Mike Meghani, MRCP Fund I, LLC, for approval to replat and subdivide a tract of land to establish Legacy at Oak Hill Enclave Subdivision, generally located northwest of the intersection of Culebra Road and Oakhill Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

9. LAND-PLAT-24-11800481: Request by Fernando De Leon, Amram Holdings, LLC, for approval to replat a tract of land to establish 921 S San Augustine Ave Subdivision, generally located northwest of the intersection of Castroville Road and S. San Augustine Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

10. LAND-PLAT-25-11800078: Request by Charles Talbert, for approval to replat and subdivide a tract of land to establish Talbert - Saltillo Subdivision, generally located southwest of the intersection of Saltillo Street and southwest 21st Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Variances

11. REQ-CMRORAEVR-25-44400090: Requested by Bobby Eichholz, Rialto Studio. for a variance to remove trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Area (100-year floodplain riparian buffer) as stated under the 2023 Tree Preservation Ordinance for the South Flores Police Station Project, located at 8811 South Flores. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

12. PLAN AMENDMENT CASE PA-2025-11600037 (Council District 2): A request by Stephen G Cook Engineering, representative, for Approval of a Resolution amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Living and Parks/Open Space" to "Industrial" on 11.071 acres out of NCB 18226, located at 11230 IH 10 East. Staff recommends Approval. (Associated Zoning Case Z-2025-10700101) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2025-11600041 (Council District 2): A request by Arnoldo Uribe, 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 "Neighborhood Commercial" to "Regional Commercial" on Lots 9 – 11, NCB 11899 and Lot 5, Block 9, NCB 12023, located at 422 Hartline Drive. Staff recommends Denial. (Associated Zoning Case Z-2025-10700122) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Other Items

14. Briefing and action, and possible interviews, for the appointment of primary and alternate members to the Planning Commission Technical Advisory Committee. (Monique Kormann, Policy Administrator, (210) 207-5016, Monique.Kormann@sanantonio.gov)

15. Consideration and action to appoint 3 primary and 1 alternate member of the Planning Commission to serve a two year term on the Planning Commission Technical Advisory Committee.

Approval of Minutes

16. Consideration and Approval of May 28, 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.

Posted
on: 06/06/2025 01:45 PM