City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, June 25, 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 – Legislative briefing. Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Staff briefing and discussion of land use amendments for the Denman Neighborhood. 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-23-11800297: Request by Jim Vater, Southstar At Verano Investment LLC., for approval to subdivide a tract of land to establish Vida San Antonio List Station MPCD Subdivision, generally located southeast of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800312: Request by Joel Berlanga JR., for approval to subdivide a tract of land to establish 8265 Roy Lane Subdivision, generally located northeast of Culebra Road and Tezel Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

3. LAND-PLAT-23-11800382: Request by Christopher Gill, Grace Baptist Temple, for approval to replat and subdivide a tract of land to establish Wurzbach Duplex Subdivision, generally located southwest of the intersection of Wurzbach Road and IH 10. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

4. LAND-PLAT-23-11800427: Request by Larry Johnson for approval to replat and subdivide a tract of land to establish Pleasanton Road Subdivision, generally located south of the intersection of Pleasanton Road and Big Leaf Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

5. LAND-PLAT-23-11800493: Request by Lee Baker III, The Woodlands Group LLC, for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 1B Subdivision, generally located northwest of the intersection of Farm to Market 471 and Farm to Market 1283. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800270: Request by Bart Koontz, KC Belgian Farms Land LLC, for approval to subdivide a tract of land to establish Frontera Parkway Subdivision, generally located northeast of the intersection of Interstate 35 and Somerset Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800313: Request by Juan Martinez for approval to replat a tract of land to establish Graciela Vargas Ranch Subdivision, generally located southeast of the intersection of Harry Road and Max Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

8. LAND-PLAT-24-11800315: Request by David Lewis, Maverick Homes of San Antonio, LLC for approval to replat and subdivide a tract of land to establish Orsinger Oaks Subdivision, generally located southeast of the intersection of Huebner Road and Vance Jackson Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

9. LAND-PLAT-24-11800522: Request by Alex Salas, Fort Uno, LLC., for approval to replat and subdivide a tract of land to establish 2938 Nacogdoches Subdivision, generally located northeast of the intersection of Loop 410 and Nacogdoches Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

10. PLAN AMENDMENT CASE PA-2024-11600091 (Council District 1): A request by Juan Daniel Enriquez and Minerva Navarrete, representatives, for Approval of a Resolution amending the the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Community Commercial" to "Light Industrial" on 1.6 acres out NCB 10114, located at 5959 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2024-10700275) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2025-11600044 (Council District 10): A request by David

Dye, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Suburban Tier" to "Specialized Center" on 0.5845 acres out of NCB 14050, located at 13790 Judson Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700064) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantnio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2025-11600048 (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Mixed Use Center" to "Specialized Center" on Lots P-12 and P-11, NCB 34963, located at 17830 Judson Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700134) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Consideration and Approval of the June 11th, 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: 06/20/2025 10:01 AM