City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, July 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

1:30 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-23-11800289: Request by name Jason Townsley, for approval to replat and subdivide a tract of land to establish TMM Somerset, Unit 3A Subdivision, generally located southeast of the intersection of Watson Road and Somerset Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800525: Request by Chris Lynch, Brightland Homes, LTD., for approval to replat and subdivide a tract of land to establish Prairie Green Unit 2 Subdivision, generally located southeast of the intersection of North Graytown Road and Green Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800121: Request by Fred Ghavidel, L&F-1, LLC., for approval to subdivide a tract of land to establish Ackerman Gardens, Unit 7 Subdivision, generally located southeast of the intersection of Binz-Engleman Road and Foster Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800158: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., Ed Barron, Ed and Barron Heritage Trust of 2003, and Merry Ann Southwell, Davis-McCary Property Trust for approval to subdivide a tract of land to establish Stone Garden – Unit 4A Subdivision, generally located southwest of the intersection of US Highway 181 South and Richter Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800409: Request by Gary Bowker, Ana L. Colin Dominguez, Maria Lopez Colin, Juan Moreno and Elizabeth Moreno, for approval to replat a tract of land to establish 23445 Mathis Road Subdivision, generally located southeast of the intersection of Priest Road and Interstate Highway 37. Staff recommends Approval. (Joslyn Fischer,

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

Variances

6. REQ-CMRORAEVR-25-44400367: Requested by Mr. Jeff Martin for a tree variance to remove trees in excess of the 80% preservation requirement within the Environmentally Sensitive Areas as stated under the 2023 approved Tree Preservation Ordinance for the Sapphires Grove Phase 1A. The project is comprised of 997 residential lots located a on 173.27 acres east of New Sulphur Springs Road and Gardner Road. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

7. PLAN AMENDMENT CASE PA-2025-11600039 (Council District 3): A request by Amir Shekarchi, representative, for Approval of a Resolution amending the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Business/Innovation Mixed Use" on 5.0 acres out of NCB 10881, located at 8000 Southeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2025-10700118) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

8. PLAN AMENDMENT CASE PA-2025-11600049 (Council District 8): A request by Patrick Christensen, representative, for Approval of a Resolution amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on Lot 118 except the south 3 feet, Block 2, NCB 16912, located at 6131 De Zavala Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700140 CD) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

9. PLAN AMENDMENT CASE PA-2025-11600050 (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 the northeast 364.28 feet of Lots 2-5, NCB 10594, generally located in the 300 block of Springfield Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700141) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. PLAN AMENDMENT CASE PA-2025-11600051 (Council District 6): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the West 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 3.984 acres out of NCB 18049, located at 7626 Grissom Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700144) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2025-11600053 (Council District 10): A request by Jorge Brothers, 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 “Parks/Open Space” to "Community Commercial” on Lot P-4A, NCB 13732, located at 13900 Jones Maltsberger Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700142 CD) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Consideration and Approval of June 25, 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: 07/03/2025 12:24 PM