City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, July 23, 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 – Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Briefing by Planning Department staff on proposed

Plan Amendments within the Midtown Area Regional Center Plan and the consent to the creation of the Eastridge Public Improvement District (PID) and the Sunshine Trails Public Improvement District (PID). 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-23-11800310: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Sunshine Trails, Unit 1 Subdivision, generally located southwest of the intersection of Loop 1604 and Pearsall Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800439: Request by Ryan Harrison, managing member for IIP Land, Ltd., for approval to subdivide a tract of land to establish Innovation Industrial Park I Subdivision, generally located southwest of the intersection of United States Highway 281 and Kelly Parkway. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800001: Request by Lee Baker, III, The Woodlands Group, LLC., for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 2B Subdivision, generally located northeast of the intersection of Red Wing Road and FM 1283. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800288: Request by Israel Fogiel, 44 Sereno Investments, LTD, for approval to subdivide a tract of land to establish Sereno Springs-Unit 2 Subdivision, generally located southeast of the intersection of Loop 1604 and Schuwirth Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800301: Request by Jason Townsley, KB Home Lone Star, INC, for approval to replat and subdivide a tract of land to establish Harlandale Subdivision Unit 5A Subdivision, generally located northwest of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800357: Request by Lee Baker III, The Woodlands Group LLC, for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 3B Subdivision, generally located northeast of the intersection of Kail Avenue and Schuchart Ranch. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

7. LAND-PLAT-25-11800020: Request by Juan A. Vega, for approval to replat a tract of land to establish Vega Subdivision, generally located northeast of the intersection of Loop 410 and Zarzamora Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800031: Request by Steven S. Benson, AG EHC II (LEN) Multi State 4, LLC, for approval to replat a tract of land to establish Stone Garden – Unit 2A Subdivision, generally located northeast of the intersection of Richter Road and Old Corpus Christi Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

9. PLAT-TIMEEXT-25-12000008: Request by William Jones, 281/Overlook Partners, Ltd., for approval of a three (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Overlook Town Center, Unit 1 Subdivision, generally located northeast of Sendero Verde and Highway 281. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

10. PLAN AMENDMENT CASE PA-2025-11600043 (Council District 2): A request by WrinLynn Investment Group, LLC, applicant, for Approval of a Resolution amending the Eastside Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on Lots 12 and 13, Block 10, NCB 1330, located at 1921 and 1923 Burnet Street. Staff recommends Denial. (Associated Zoning Case Z-2025-10700073) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA2025-11600047 (Council District 8): A request by the City of San Antonio, for Approval of a Resolution amending the the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential" to "Residential Estate" on NCB 11626, NE 92.49 FT of Lot 37(.74), NW TRI PT of Lot 38(.766) & NCB 11631, P-100 (5.548); NCB 11626, Block 1, Lot 50 TUPELO ESTATES; NCB 11626, Block 1, Lot 51 TUPELO ESTATES; NCB 11626, Block 1, Lot 52 TUPELO ESTATES; NCB 11626, Block 1, Lot 56 TUPELO HEIGHTS II; NCB 11626, Block 1, Lot 57 TUPELO HEIGHTS II; NCB 11626 Block 1, Lot 58 TUPELO HEIGHTS II; NCB 11626, Block 1, Lot 59 TUPELO HEIGHTS II; NCB 11626, Block 1, Lot 60 TUPELO HEIGHTS II; and NCB 11626, Block 1, Lot 63 TUPELO HEIGHTS; from “Medium Density Residential” to “Low Density Residential” on NCB 11623, N. IRR 205 FT of Lot 17; NCB 11623, N. IRR 357 FT of S IRR 120 FT of Lot 17; NCB 11623, NE 236 FT of NW 255 FT of Lot 17 ABR 17D; NCB 11623, NE 144 FT of SE 238 FT of Lot 17 & SW 56 FT of SE 238 FT of Lot 18; NCB 11623, SW 75 FT of SE 238 FT of Lot 17 & ALL of Lot 19; NCB 11623, NW 280 FT of Lot 18; NCB 11623, Lot 18A; NCB 11623, Lots 30 & 31; NCB 11623, Lot 32; NCB 11623, Lot 33; NCB 11623, Lot 35; NCB 11623, Lot 36; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 25; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 26; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 27; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 28; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 29; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 30; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 31; NCB 11623 (KOHO LEGACY HOMES), Block 1 Lot 32; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 33; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 34; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 35; NCB 11623 (KOHO LEGACY HOMES), Block 1, Lot 36; NCB 11626, Lot 47; NCB 11629, E IRR 305 FT of Lot 53 & E 318 FT of Lot 54; NCB 11629, Block 1, Lot 64 SPURGER HEIGHTS SUBD; NCB 11629, Block 1, Lot 65 SPURGER HEIGHTS SUBD; NCB 11629, Block 1, Lot 66 & W IRR 32FT of Lot 67; NCB 11629, Block 1, Lot 67 EXC W IRR 32 FT of Lots 67, 68 & 69 SPURGER HEIGHTS SUBD; and, from “Medium Density Residential” to “Urban Mixed Use” on NCB 11623, Lot 29, located at 1, 3, and 7 Park Royal Lane as well as multiple addresses located between/on the 3800 & 3900 Block of Tupelo Lane, 3800 Block of MidHorizon, 7900 Block of Mockingbird Lane, 7900, 8000 & 8100 Block of Donore Place, and 7800, 7900 & 8000 Block of Chambers Road. Staff recommends Approval. (Associated Zoning Case Z2025-10700131) (Anna Harkins, Senior Planner, 210-207-5017, Anna.Harkins@sanantonio.gov, Planning Department)

12. PLAN AMENDMENT CASE PA-2025-11600052 (Council District 5): : A request by Lucy Salome Orosco Saavedra, applicant, for Approval of a Resolution amending the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential" to "Low Density Mixed Use" on the east 42.5 feet of Lot 6, Block 1, NCB 2570, located at 117 Rehmann Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700152) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Other Items

13. Resolution recommending approval of the release of approximately 44.27 acres of real property, generally located east of Priest Road, and bisected by Waterwood Pass Drive in Bexar County, Texas, from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowner, Playa Enterprises, LLC. Staff recommends approval. (Priscilla Rosales-Piña, Planning Manager, Priscilla.Rosales-Pina@Sanantonio.gov, Planning Department).

Approval of Minutes

14. Consideration and Approval of July 9th 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: 07/17/2025 08:00 AM