City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, August 13, 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 by Planning Department related to the Greater Airport Area Regional Center Plan and the Goliad Road Revitalization Plan. 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-23-11800293: Request by Kenneth Rickli, Rickli Investments GP, LLC and Dan Rawls, Rawls Investments GP, LLC, for approval to subdivide a tract of land to establish Insurance Auto Auctions Subdivision, generally located southwest of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

2. LAND-PUD-24-11700001: Request by Sean Miller, KB Home Lonestar INC., for approval of a Planned Unit Development to establish Jung Tract (P.U.D.), generally located southeast of the intersection of Jung Road and Bulverde Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800165: Request by Vibhor Mehrotra, Arvo Tezel LLC, for approval to replat and subdivide a tract of land to establish Old Tezel and Tezel Subdivision, generally located southwest of the intersection of Guilbeau Road and Tezel Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800255: Request by Adriana Hernandez, for approval to replat a tract of land to establish Shadwell Subdivision, generally located southwest of the intersection of Shadwell and Wild Cherry. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800457: Request by Alejandro Gutierrez, G-Core Construction, LLC, Kymberly Rapier, and Glenn Verette, for approval to replat a tract of land to establish Vineyard Estates P.U.D. Subdivision, generally located northeast of the intersection of Vineyard Drive and Dominion Drive. Staff recommends Approval. (Amiah Parson, Planner,

(210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800460: Request by Johnny Stevens, San Antonio Land Fund I, LLC, for approval to replat and subdivide a tract of land to establish Big Country Subdivision, generally located southeast of the intersection of Marbach road and Cagnon Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

7. LAND-PLAT-25-11800050: Request by Richard Mott, Lennar Homes Of Texas Land and Construction, LTD., for approval to replat a tract of land to establish Silos Subdivision Units 2A and 3A Replat, generally located southwest of the intersection of United States Highway 90 and Masterson Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Street Rename

8. ADDR-SNC-25-12700001 Renaming of a portion of Roszell Drive to DeSouza Drive. (Clayton Wallace, Planning Coordinator, 210-207-7980, Clayton.Wallace@sanantonio.gov)

Variances

9. REQ-CMRORAEVR-25-44400404: Requested by William Baumgardner, Lake Flato Architects. for a variance to remove a tree 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 UIW Founders Hall Project, located at 4119 Broadway. Staff recommends approval. (Robin Loyd, Environmental Plan Reviewer, (210)-207-0020, robin.loyd@sanantonio.gov, Development Services Department).

10. REQ-CMRORAEVR-25-44400410: 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 Foster Industrial Channel Project, located at 2003 N Foster Road. Staff recommends approval. (Ricardo Espinoza, Assistant City Arborist, (210)-207-5427, ricardo.espinoza@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

11. PLAN AMENDMENT CASE PA-2025-11600058 (Council District 10): A request by Patrick Christensen, 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 Lot 33 and Lot 35, NCB 16587, located at 7114 and 7218 North 1604 East. Staff recommends Approval. (Associated Zoning Case Z-2025-10700169 S) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2025-11600059 (Council District 10): A request by Octavio Viramontes, 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 “Medium Density Residential" to "Regional Commercial" on Lots P-5, P-5A, and P-39, NCB 15679, located at 13639 Bulverde Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2025-10700148) (Alexa Retana, Zoning Planner, 210-207-8062, alexa.retana@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA2025-11600060 (Council Districts 1 & 2): Assigning land use classifications to properties located in the corporate limits of the City of San Antonio and within the Midtown Area Regional Center Plan to “Regional Mixed Use” on NCB 969, Lot N 13.13 FT of S 15.48 FT of 16 (NON-ADJACENT); CB 5210, LOT 1 MASTER FILE & COMMON ELEMENT TWO HUNDRED PATTERSON CONDO; CB 5208, P-100 & NCB A52, Lot N IRR 572.22 FT of 45 TRACT H; and CB 5208, OCL31 ARB P-100; CB 5209 OCL32 ARB P-107; CB 5210 OCL33 ARB P-105; & NCB A52 Lot N IRR 518.35 FT of 45 "TRACT K"; and, to “Urban Mixed Use” on NCB 1922, Block 5, Lot E 430.55 FT of 1 & 2; and, to “Neighborhood Mixed Use” on NCB 868, STRIP 30 FT X 264 FT on KINGS CT; and to “Parks/Open Space” on CB 5208, P-100; CB 5209, P-107 & NCB A52, Lot N IRR 123.7 FT of 45 "TRACT G". Located at 114 Hickman Street, 107 Kings Court, as well as property located on Pearl Parkway generally bound by Avenue B to the west and Broadway to the east, multiple addresses located between/on the 100 and 200 Block of Patterson Avenue, and the 4300 Block of Broadway. Staff recommends Approval. (Adriana Solis, Senior Planner, 210-207-5409, Adriana.Solis@sanantonio.gov, Planning Department)

Other Items

14. Resolution recommending the closure, vacation and abandonment of four (4) unimproved Public Right-of-Way paper alleys in NCBs 7729 and 7730, situated in Council District 3, as requested by Mission Trail Community Association, represented by Neighborhood & Housing Services, for its Mission Trails project (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sananatonio.gov, Public Works Department).

15. Resolution recommending the closure, vacation and abandonment of 0.088 of an acre (3,827.31 square feet) portion of a 10-foot-wide unimproved alley Public Right-of-Way. The

proposed closure is in New City Block 8993 in City Council District 5 and is located between Delta Street and Castroville Road, as requested by City of San Antonio (Margaret Contreras, (210) 207-8048, Margaret.Contreras@sananatonio.gov, Public Works Department).

16. A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Eastridge Special Improvement District, generally located northwest of the intersection of Hildebrandt Road and South Foster Road in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowner, Kingfish Development, LLC. [Ann Benavidez, Senior Planner, Planning Department, (210) 207-7646, Ann.Benavidez@sanantonio.gov.]

17. A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Sunshine Trails Special Improvement District, generally located southwest of the intersection of Kinney Road and Pearsall Road in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowner, JEN Holdco 24 LLC. [Kasey Wright, Senior Planner, Planning Department, (210) 207-2106, Kasey.Wright@sanantonio.gov.]

18. Briefing on amendments to Chapter 35: Unified Development Code (UDC) related to changes in state law from the 89th Texas Legislative Session. (Logan Sparrow, Development Services Administrator, 210-207-8691, Logan.Sparrow@sanantonio.gov)

Approval of Minutes

19. Consideration and Approval of July 23, 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.

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on: 08/07/2025 01:16 PM