City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, August 27, 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-23-11800352: Request by Rashid Atique, Alina Holdings, LLC, for approval to replat a tract of land to establish Ranchland Development II Subdivision, generally located northeast of the intersection of Interstate 10 and Fox Briar Lane. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800356: Request by Manuel T. Burca for approval to replat a tract of land to establish Stahl Oaks Subdivision, generally located east of the intersection of Stahl Road and Jung Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800001: Request by Lee Baker, 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 Farm to Market Road 1283 and Red Wing Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800016: Request by Adrian Chaplin for approval to replat a tract of land to establish Yucca Street Subdivision, generally located southeast of the intersection of Interstate 10 and Martian Luther King Drive. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800332: Request by Rhonda Oliver, Ladera I, LLC, for approval to subdivide a tract of land to establish Highpoint Unit-2G Subdivision, generally located northwest of the intersection of W Grosenbacher Road and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800363: Request by Carlos Mendoza Jr., Onward Development LLC., for approval to replat a tract of land to establish Villaret Commons Subdivision, generally located northeast of the intersection of Loop 410 and Poteet Jourdanton Freeway. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800398: Request by Derrick Burnett, Shops At The MERC LLC, for approval to replat and subdivide a tract of land to establish MERC Retail MPCD Subdivision, generally located southeast of the intersection of UTSA Boulevard and University Pass. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800183: Request by Phil Hooker, of 1807 Land & Cattle Company LLC; Ramiro Bernard Garcia & Yuli Deani Garcia; and Guillermo Aguayo, of Agora Assets LLC, for approval to replat a tract of land to establish Dominion Heights 1A Replat (PUD) Subdivision, generally located northwest of the intersection of Dominion Heights and Dominion Meadows. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

9. LAND-PLAT-25-11800204: Request by Tyler Schlinke, Essence Homes, LLC, for approval to replat a tract of land to establish 5S Empire IDZ Subdivision, generally located southeast of the intersection of Conway Drive and Empire Street. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

10. LAND-PLAT-25-11800255: Request by Martin A. Perez and Yolanda G. Perez, for approval to replat a tract of land to establish Perez 1 Subdivision, generally located northeast of the intersection of Britton Avenue and Collingsworth Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

11. LAND-PUD-24-11700001: Request by Sean Miller, KB Home Lonestar INC., for approval of a Planned Unit Development to establish Jung Tract (P.UD.) 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).

Street Rename

12. ADDR-SNC-25-12700002 Memorial Designation request establishing Dr Bill Gonzaba Memorial Way on a portion of Pleasanton Road. (Clayton Wallace, Planning Coordinator, 210-207-7980, Clayton.Wallace@sanantonio.gov)

Comprehensive Master Plan Amendments

13. PLAN AMENDMENT CASE PA-2025-11600061 (San Antonio ETJ - Closest to Council District 8): A request by KGF PLLC, representative, for Approval of a Resolution amending the Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use 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 8, Block 3, CB 4702, located at 8860 Cross Mountain Trail. Staff recommends Denial. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Other Items

14. A resolution recommending the Greater Airport Area Regional Center Plan to City Council to become a component of the City’s Comprehensive Master Plan. Staff Recommends Approval. (Jacob Howard, Interim Planning Coordinator, (210) 207-5441, Jacob.Howard@sanantonio.gov, Planning Department)

15. A resolution recommending the Goliad Road Revitalization Plan to City Council. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, (210) 207-8187, Sidra.Schimelpfening@sanantonio.gov, Planning Department)

Approval of Minutes

16. Consideration and Approval of the August 13, 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: 08/21/2025 08:35 AM