City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, September 10, 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 on United Homeowners Improvement Association Large Area Rezoning, 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-23-11800206: Request by Trey Rogers, Pulte Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision, Unit 20, generally located northeast of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800063: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Espada Tract Unit 16 & 19 Subdivision, generally located southeast of the intersection of Roosevelt Avenue and Jaguar Parkway. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

3. LAND-PLAT-24-11800118: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Blake Yantis, SA Rocking in the Free World, LLC and SA Landon Ridge, LP, for approval to subdivide a tract of land to establish Tres Laurels, Unit 4A Subdivision, generally located northeast of the intersection of US Highway 90 and WT Montgomery Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800129: Request by Juan Alvarado, Nacogdoches Apartments LP., for approval to subdivide a tract of land to establish Comanche Ridge Subdivision, generally located northwest of the intersection of Lookout Road and East Loop 1604 North. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800206: Request by Gloria Constante for approval to subdivide a tract of land to establish Constante's Land Subdivision, generally located southeast of the intersection of Ingram Road and Benrus Drive. Staff recommends Approval (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800230: Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish Agave Subdivision Unit 7A, generally located southwest of the intersection of Hildebrandt Road and South WW White Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800268: Request by Vaidehi Mehta, SDP Estates LLC, for approval to subdivide a tract of land to establish Patel Dental Office Subdivision, generally located southwest of the intersection of Nacogdoches Road and Spring Creek. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

8. LAND-PLAT-24-11800309: Request by Edward L. Sherfey, III, Paloma Park LLC, for approval to subdivide a tract of land to Paloma Park Subdivision Phase II, generally located southeast of the intersection of Weichold Road and Stanush Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

9. LAND-PLAT-24-11800405: Request by David B. Brodbeck, Continental Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish Sonora – Unit 3 Subdivision, generally located northeast of the intersection of Blue Wing Road and Farm to Market Road 1937. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

10. LAND-PLAT-25-11800090: Request by Miguel Serra, Stone Oak 11 Acres LLC., for approval to replat and subdivide a tract of land to establish Canyon Golf Retail Subdivision, generally located northwest of the intersection of Loop 1604 and United States Highway 281. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

11. PLAT-TIMEEXT-25-12000009: Request by Jeffrey Czar, Jr., King Fish Development LLC, for approval of a Three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Eastridge Subdivision Unit 1, generally located southeast of the intersection of Hilderbandt Road and Loop 410. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Variances

12. REQ-CMRORAEVR-25-44400259: Requested by Richard Mott, P.E, Lennar Homes of Texas for a variance to remove trees in excess of the 80% significant tree and 100% heritage

tree preservation requirements within the 100-year floodplain as stated under the 2010 Tree Preservation Ordinance for the Rose Valley Ph 2A subdivision, generally located southwest of the intersection of Graytown Rd. and Freudenburg Rd. Staff recommends approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

13. PLAN AMENDMENT CASE PA-2025-11600056 (San Antonio ETJ - Closest to Council District 8): A request by Behdad Zahrooni, 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" & "Residential Estate" to "Community Commercial" on 2.75 acres out of CB 4732, located at 24196 Boerne Stage Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2025-11600062 (Council District 3): A request by Jose Luis Hotema De Santiago, representative, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Natural Tier” to “Specialized Center” on Lots P-44H and P-116, NCB 11166, located at 12050 Pleasanton Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700153 S) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2025-11600067 (Council District 6): A request by David L. Earl, representative, for Approval of a Resolution amending the Highway 151 & Loop 1604 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Mixed Use” to “Urban Mixed Use” on Lot P-214, NCB 17639, located in the 5000 block of Easterling Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700199) (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2025-11600068 (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, 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 “Community Commercial” to “Business Park” on 5.397 acres out of NCB 13748, located at 3370 Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700205) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

17. PLAN AMENDMENT CASE PA-2025-11600071 (Council District 7): A request by Andy Garcia, representative, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Neighborhood Commercial" on Lots 18 and 19, Block 30, NCB 8111, save and except the 0.013 of an acre conveyed to the City of San Antonio in Volume 980, Page 313, of the Deed and Plat Records of Bexar County, Texas, located at 302 East Sunshine Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700203) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Other Items

18. Public hearing, briefing and consideration of the City of San Antonio's FY 2026 Proposed Annual Operating and Capital Budget. (Presented by Alfredo Martinez, Assistant Director, Office of Management and Budget, Razi Hosseini, Director of Public Works, and Micheal Shannon, Director of Capital Delivery.)

Approval of Minutes

19. Consideration and Approval of August 27, 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: 09/04/2025 12:15 PM