City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, September 24, 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-23-11800391: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC., for approval to subdivide a tract of land to establish Morgan Heights Phase 6 Subdivision, generally located Northwest of the intersection of Talley Road and Tamaron Pass. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800386: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC., for approval to replat and subdivide a tract of land to establish Morgan Heights Phase 2B Subdivision, generally located northwest of the intersection of Wonderland Way and Talley Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800128: Request by Benjamin R. Scott, H-E-B LP, A Texas Limited Partnership, for approval to subdivide a tract of land to establish NEC 1604 & IH 10 East Commercial Subdivision, generally located northeast of the intersection of Interstate Highway 10 and North Loop 1604 East. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

4. LAND-PLAT-23-11800367: Request by Eduardo C. Gonzalez, for approval to replat and subdivide a tract of land to establish Ravine Pass Family Subdivision, generally located southwest of the intersection of San Fidel Way and Ravine Pass. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800464: Request by Ramiro Esteves and Blanca Esteves, for approval to replat a tract of land to establish Esteves Place Subdivision, generally located northeast of the intersection of Ingram Road and Loop 410. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, joslyn.fischer@sanantonio.gov, Development Services

Department).

6. LAND-PLAT-24-11800232: Request by David B. Brodbeck, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Sonora – Unit 2 Subdivision, generally located northeast of the intersection of Blue Wing Road and Farmer Market 1937. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Variances

7. REQ-CMRORAEVR-25-44400123: Requested by Mr. Michael Copeland for a tree variance to remove trees in excess of the 80% preservation requirement within the Environmentally Sensitive Areas (ESA, 100-year floodplain buffer) as stated under the 2023 approved Tree Preservation Ordinance for Hunters Ridge Unit 3A. The project is comprised of 915 residential lots located a on 221 acres 1.5 miles southwest of IH 10 frontage road and FM 1518. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

8. (POSTPONED) PLAN AMENDMENT CASE PA-2025-11600068 (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the Greater Airport Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Mixed Use” to “Regional Mixed Use” on 5.397 acres out of NCB 13748, located at 3370 Nacogdoches Road. (Associated Zoning Case Z-2025-10700205) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

9. (Continued from 8/27/2025) 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)

10. PLAN AMENDMENT CASE PA-2025-11600054 (Council District 2): A request to change the Arena District/Eastside Community Plan land use classification from “Light Industrial,” “Community Commercial,” “High Density Residential,” “Medium Density Residential,”

and “Parks/Open Space” to “Community Commercial,” “Mixed Use,” and “Light Industrial,” on approximately 470 acres out of NCB 10574, 10575, 10576, 10577, 13438, 13974, 14212, 14213, and 16532, generally bounded by Frost Bank Center Drive to the West, the Union Pacific Railroad Tracks to the North, Salado Creek to the East and Willow Springs Golf Course to the South. Staff recommends Approval. (Associated Zoning Case-Z-2025-10700157) (Ashley Leal, Senior Planner, 210-207-6311, Ashley.Leal@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2025-11600057 (Council District 4): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Agribusiness Tier” to “General Urban Tier" on 11.032 acres out of NCB 11295, located at 9003 Somerset Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700166) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Consideration and Approval of September 10, 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: 09/18/2025 12:26 PM