City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, October 8, 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-23-11800390: Request by Gordan V. Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Heights Phase 5 Subdivision, generally located northwest of the intersection of Talley Road and Tamaron Pass. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800407: Request by Charles F. Hedges Jr., Fasken Management LLC, for approval to subdivide a tract of land to establish Kyle Seale Parkway Extension Subdivision, generally located northeast of the intersection of Babcock Road and Kyle Seale Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800274: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Wendy Stoeckel, TPG AG EHC III Multi State 4 LLC. for approval to subdivide a tract of land to establish Somerset Meadows West Subdivision, generally located southwest of the intersection of Interstate 35 and Somerset Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800279: Request by Dr. Scott Caloss, Board of Trustees of the Medina Valley Independent School District, Houdin Honarvar, Andiron Multistate 1, LLC, Patrick Vedra, LGI Homes- Texas, LLC, for approval to subdivide a tract of land to establish Lucero at Luckey Ranch, Unit 1A Subdivision, generally located southeast of the intersection of U.S. Highway 90 and WT Montgomery Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800322: Request by Houdin Honarvar, Andiron Multistate 1, LLC., Dr. Scott Carloss, Board of Trustees of the Medina Valley Independent School District, and Richard Mott, Lennar Homes of Texas Land and Construction LTD., for approval to

subdivide a tract of land to establish Straus Tract – Secondary Arterial Subdivision, generally located southeast of the intersection of United States Highway 90 and WT Montgomery Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800406: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD; Houdin Honarvar, Andiron Multistate 1, LLC; Patrick Vedra, LGI Homes, LLC; and Dr. Scott Caloss, Board of Trustees of the Medina Valley Independent School District, for approval to subdivide a tract of land to establish Blossom Ranch - Unit 1A Subdivision, generally located southeast of the intersection of Highway 90 and WT Montgomery. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800425: Request by Francisco J. Garcia, for approval to replat a tract of land to establish Garcia Pearsall Addition Subdivision, generally located southeast of the intersection of Pearsall Road and Kearney Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

8. (POSTPONED) PLAN AMENDMENT CASE PA-2025-11600073 (Council District 3): A request by Kevin Estajlou, Applicant, for Approval of a Resolution amending the Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Neighborhood Mixed Use” to “Regional Commercial” on Lot 6, NCB 10759, located at 2830 Rigsby Avenue. (Associated Zoning Case Z-2025-10700202) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. (Continued from 9/24/2025) 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. (Continued from 9/24/2025) PLAN AMENDMENT CASE PA-2025-11600054 (Council District 2): A request by the City of San Antonio, representative, for Approval of a Resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future 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-2025-11600045 (Council District 2): A request by Momentum Advisory Services, representative, for Approval of a Resolution amending the Eastside Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lot 18, Block G, NCB 647, located at 433 Spruce Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700129) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. 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. Staff recommends Approval. (Associated Zoning Case Z-2025-10700205) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Other Items

13. Consideration and Approval of a Resolution to reschedule Planning Commission hearings for November 12th to November 19th and cancel the November 26th hearing, reschedule December 10th to December 17th and cancel the December 24th. hearing. Staff recommends Approval. (Nicole Salinas, Interim Development Services Administrator, Nicole.Salinas@sanantonio.gov, (210) 207-8264, Development Services Department.)

14. A public hearing and resolution recommending the authorization of an amendment to the Development Agreement between the City of San Antonio and the owners of property within the Medina County Fresh Water Supply District No. 5, generally located southwest of Highway 211 and Tamaron Valley, in the Extraterritorial Jurisdiction of the City of San Antonio, Bexar County and Medina County. Staff recommends Approval. [Clint Eliason, AICP, Planning Coordinator, Planning Department, (210) 207-0268, clinton.eliason@sanantonio.gov]

Approval of Minutes

15. Consideration and Approval of Spetember 24, 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: 10/02/2025 01:26 PM