City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, October 22, 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

1:15 PM – Briefing from Planning Department on the Bandera Road Corridor Plan Phase 2. 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-23-11800417: Request by Guillermo Aguayo, Agora Assets, LC for approval to replat and subdivide a tract of land to establish The Oaks at Dominion Subdivision (PUD), generally located south east of the intersection of Interstate Highway 10 and Dominion Drive. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800421: Request by Akil Momin, Select Stop 12 Holding LLC, for approval to subdivide a tract of land to establish Select Stop Woodlake #2 Subdivision, generally located southwest of the intersection of Woodlake parkway and Binz Engelman Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

3. LAND-PLAT-23-11800440: Request by Gordon V. Hartman, MEH Holding Company, LTD, for approval to replat and subdivide a tract of land to establish Southeast Meadows Subdivision Unit 3, generally located southwest of the intersection of US Highway 87 and Beck Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800048: Request by Kirk Breitenwischer, Castlerock Communities, LLC, for approval to subdivide a tract of land to establish Red Hawk Landing Unit 1B Subdivision, generally located southeast of the intersection of Hildebrandt Road and S WW White Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800276: Request by Gerardo Oseguera, Timberhill Ventures, LLC for approval to replat and subdivide a tract of land to establish The Timers at Huebner Creek Subdivision, generally located north of the intersection of Wurzbach Road and Timberhill Drive. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800347: Request by Craig H. Lintner, Pedcor Investments, A Limited Liability Company, for approval to subdivide a tract of land to establish Stones Crossing Apartment Homes Subdivision, generally located northwest of the intersection of Stone Oak Parkway and U.S Highway 281. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800371: Request by David A. McGowen, M/I Homes of San Antonio LLC, for approval to subdivide a tract of land to establish Verano Farms Unit 1, generally located southeast of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

8. LAND-PLAT-24-11800426: Request by J. Patrick Flanagin, Rosehaven Multifamily SA LLC, for approval to subdivide a tract of land to establish Montgomery Village Unit 1 (Enclave) Subdivision, generally located southeast of the intersection of US Highway 90 and WT Montgomery Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

9. LAND-PLAT-24-11800429: Request by Thomas P. Edwards, QT South, LLC, for approval to subdivide a tract of land to establish QT 4004 Subdivision, generally located northeast of the intersection of Interstate 10 and Huebner Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

10. LAND-PLAT-24-11800448: Request by Most Reverend Gustavo Garcia-Siller, Archdiocese of San Antonio, for approval to replat and subdivide a tract of land to establish St. James the Apostle Subdivision, generally located west of the intersection of Nogalitos Street and Prado Street. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

11. LAND-PLAT-24-11800455: Request by Dave McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Mesquite Ridge Unit 2 Subdivision, generally located southwest of the intersection of Highway 90 and State Highway 211. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

12. LAND-PLAT-25-11800165: Request by Lange Allen, CANAM 1604 LLC, for approval to replat and subdivide a tract of land to establish 1604 Logistics Subdivision, generally located southeast of the intersection of Nacogdoches Road and North Loop 1604 East. Staff recommends Approval. (Amariah Williams Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

13. PLAT-TIMEEXT-25-12000010: Request by Victor De Santiago, Ortmen Properties, 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 Springvale Subdivision, generally located northeast of the intersection of Gage Street and Springvale Drive. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

14. LAND-PLAT-25-11800309: Request by Maria Luisa Gatan De Flores, Progresso Builders, LLC., for approval to replat a tract of land to establish Villa Augusta Replat Subdivision, generally located northeast of the intersection of Castroville Road and S. San Joaquin Ave. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Street Rename

15. ADDR-SNC-25-12700003 Renaming of a portion of Matagorda Street to Aldea Avenue. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov)

Comprehensive Master Plan Amendments

16. (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)

17. PLAN AMENDMENT CASE PA-2025-11600064 (Council District 3): A request by Law Office of EAR PLLC, 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 "Community Commercial" on Lots 7-11, Block 21, NCB 3196, located at 1514 Rigsby Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700155 CD) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

18. 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. Staff recommends Denial. (Associated Zoning Case Z-2025-10700202) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

19. PLAN AMENDMENT CASE PA-2025-11600074 (Council District 1): A request by Patrick Christensen, representative, for Approval of a Resolution amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Medium Density Residential” to “Mixed Use” on Lots 3 and 4, Block 34, NCB 1856, located at 526 and 530 West Woodlawn Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700232) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

20. PLAN AMENDMENT CASE PA-2025-11600077 (Council District 2): A request by Felipe De Jesus Navarro, representative, for Approval of a Resolution amending the Eastside Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Regional Mixed-Use" to "Urban Mixed-Use" on the east 31.1 feet of Lot 2, Block 15A, NCB 576, located at 1510 East Houston Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700139) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

21. PLAN AMENDMENT CASE PA-2025-11600080 (Council District 6): A request by Adam English, 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 “Suburban Tier" to "Specialized Center" on Lot 2, Block 2, NCB 18086, located at 7614 Grissom Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700230) (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Other Items

22. Resolution recommending the exchange of 3.504 acres (152,638 square feet) of privately-owned land situated in New City Block 14945, in Council Districts 2 and 10, City of San Antonio, Bexar County, Texas, for 1.844 acres (80,331 square feet) of City-owned land situated in New City Block 14945, in City Council District 10, City of San Antonio, Bexar County, Texas, as requested by Longhorn Quarry QOZB, LP, (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sananatonio.gov, Capital Delivery Department).

Approval of Minutes

23. Consideration and Approval of minutes from October 8, 2025, Planning Commission meeting.

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: 10/16/2025 02:51 PM