City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, November 19, 2025 **9:00 AM** **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.

8:30 AM – 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-23-11800480: Request by Mike Meghani, Four Bothers Capital, LLC, for approval to subdivide a tract of land to establish Legacy at Green Enclave Unit 2 Subdivision, generally located southeast of the intersection of Loop 1604 and Green Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800505: Request by Jason Townsley, K.B. Home Lone Star Inc., for approval to subdivide a tract of land to establish Spanish Trails-Unit 2 West Subdivision, generally located southwest of the intersection of Loop 410 and Sinclair Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800287: Request by Taylor Dreiss, Lower PL. LLC, for approval to replat and subdivide a tract of land to establish Pecan Springs Unit 5 P.U.D. Subdivision, generally located far southwest of the intersection of Pecan Bluff and Pecan Hill. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

4. LAND-PLAT-24-11800344: Request by Ramachander Bandaru, Atya Investments LLC. , for approval to subdivide a tract of land to establish Culebra-Blacktail Crossing Subdivision, generally located southeast of the intersection of Old Farm to Market 471 and Blacktail Crest. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-23-11800456: Request by Jorge Flores for approval to replat and subdivide a tract of land to establish Flores Place Subdivision, generally located northwest of the intersection of Loop 410 and Moursund Boulevard. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800462: Request by David A. McGowen, M/I Homes of San Antonio, for approval to subdivide a tract of land to establish Vista Gardens Phase 1 Subdivision, generally located southeast of the intersection of Gardner Road and New Sulphur Springs Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

7. LAND-PLAT-24-11800479: Request by Jason Townsley, KB Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Jung Tract Unit 1 PUD Subdivision, generally located southeast of the intersection of Jung Road and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800269: Request by Tony Espericueta and Olga Espericueta, for approval to replat and subdivide a tract of land to establish 242 W. Mally Subdivision, generally located northwest of the intersection of southwest Loop 410 and Pleasanton Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

9. LAND-PLAT-25-11800357: Request by Mr. Kyle Francis, Francis Investments LLC. , for approval to subdivide a tract of land to establish NWC of Woodbury & Pape Farms Subdivision, generally located northeast of the intersection of Loop 410 and Broadway Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Street Rename

10. ADDR-SNC-25-12700004 Memorial Designation request establishing Tuskegee Airmen Memorial Way on a portion of Iowa Street. (Clayton Wallace, Planning Coordinator, 210-207-7980, Clayton.Wallace@sanantonio.gov)

Variances

11. REQ-CMRORAEVR-25-44400416: Requested by Jose Villagomez, P.E, Villagomez Engineering for a variance to remove trees in excess of the 80% significant tree preservation requirements within the 100-year floodplain and Environmentally Sensitive Area (ESA) as stated under the 2023 Tree Preservation Ordinance for the Grosenbacher Baseball Field, located at 1595 Grosenbacher Rd. Staff recommends approval. (Robin Loyd, Senior Plans Examiner, (210)-207-0020, robin.loyd@sanantonio.gov, Development Services Department).

12. REQ-CMRORAEVR-25-44400625: Requested by Mr. Nikolaos Christoforakis for a tree variance to remove trees in excess of the 80% preservation requirement within the Environmentally Sensitive Areas (ESA) buffer and the 100-year floodplain as stated under the 2023 approved Tree Preservation Ordinance for the San Antonio Waster System (SAWS) Stevens- Ranch 24-inch Water Main and ASR CP. The project includes 9,500 linear feet of 24-inch water main from the intersection of Steven's Ranch Parkway and Steven's Circle to Talley Road and Frio River Run. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, 210-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

13. (Continued from 10/22/2025) 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)

14. PLAN AMENDMENT CASE PA-2025-11600073 (Council District 3): A request by Ortiz McKnight, PPLC, representative, 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 "Urban Mixed Use" 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)

15. PLAN AMENDMENT CASE PA-2025-11600078 (Council District 1): A request by Andrew Weaver, Applicant, for Approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Neighborhood Mixed Use" to "Urban Mixed Use" on Lot 1, Block 3, NCB 1726, located at 201 East Courtland Place. Staff recommends Denial. (Associated Zoning Case Z-2025-10700229) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2025-11600082 (Council District 1): A request by Ronald Mitar, owner, for Approval of a Resolution amending the North Central Community Area Plan a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Regional Commercial" on Lots 22 and 23, Block 1, NCB 7298, located at 402 Earl Street. Staff recommends Denial. (Associated Zoning Case Z-2025-10700215 S) (Eradio Gomez, Zoning Senior Planner, 210-

207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

17. PLAN AMENDMENT CASE PA-2025-11600084 (Council District 4): A request by Bowman Consulting Group, representative, for Approval of a Resolution amending the Port San Antonio 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 “Business/Innovation Mixed Use” on 0.4798 acres out of NCB 15324, located at 5251 Old Pearsall Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700252) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

18. PLAN AMENDMENT CASE PA-2025-11600090 (Council District 1): 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 “Low Density Residential" to "Medium Density Residential" on Lot 11, Block 4, NCB 9847, located at 111 Belfast Drive. Staff recommends Denial. (Associated Zoning Case Z-2025-10700262) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

19. PLAN AMENDMENT CASE PA-2025-11600091 (Council District 10): A request by Octavio Viramontes, 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 “High Density Residential” to “Community Commercial” on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700264 CD) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Other Items

20. A resolution recommending the Bandera Road Corridor Plan (Phase 2) to City Council to become a component of the City’s Comprehensive Master Plan. (Rudy Niño, Jr., Assistant Director, Planning Department)

21. A request by Brown & McDonald PLLC, to appeal staffs decision for denial of an Administrative Exception Request, generally located southeast of Judson Road and Independence Drive. Staff recommends Denial. (Kevin Collins, Development Services Engineer, (210) 207-0265, Kevin.Collins3@sanantonio.gov, Development Services Department)

22. Consideration of a request amending the City of San Antonio Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Macdona-Lacoste Road, a Secondary Arterial Type A requiring 86' feet of right-of-way, between existing Old Pearsall Road (FM 2536) and existing Texas State Highway Loop 1604 along Nelson Road. Staff recommends Approval. (Isaac Levy, Sr. Transportation Planner, isaac.levy@sanantonio.gov. Transportation Department)

Approval of Minutes

23. Consideration and Approval of October 22, 2025 Planning Commission minutes.

Director's Report

Adjournment

At any time during the meeting, the Planning Commission Meeting 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: 11/13/2025 03:49 PM