# City of San Antonio

# AGENDA

## Planning Commission

Development and Business Services
Center
1901 S. Alamo

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**Wednesday, December 17, 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.

**Work Session**

**8:30 AM – A Special Districts Briefing presented by the Planning Department. 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-23-11800459: Request by Stephen Lieux, Calara Land (TX) LLC, for approval to subdivide a tract of land to establish Tierra Linda Phase 3 Subdivision, southeast of the intersection of Verano Parkway and Watson Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

2. LAND-PLAT-23-11800536: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD., for approval to subdivide a tract of land to establish Sunshine Trails, Unit 1A Subdivision, generally located southwest of the intersection of Loop 1604 and Pearsall Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800030: Request by Blake Yantis, SA Kosta Browne LTD & Fair Oaks Mosaic TBY, LLC., and Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Clearwater Creek Phase 2 & 9 Subdivision, generally located southwest of the intersection of Beyer Path and FM 2538. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800079: Request by Mike Meghani, MRCP Fund II LLC, for approval to replat and subdivide a tract of land to establish Legacy at La Vida (Enclave) Subdivision, generally located southeast of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800144: Request by Blake Yantis, SA Given to Fly, LP., and Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Fischer Gardens, Unit 2 Subdivision, generally located southwest of the intersection of North Graytown Road and Freudenberg Road. Staff

recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**6.** LAND-PLAT-24-11800368: Request by Gabriel Garcia, Ion Homes & Resort USA LLC, for approval to subdivide a tract of land to establish East Euclid IDZ Townhouse Subdivision, generally located southwest of the intersection of East Park Avenue and East Euclid Avenue. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

**7.** LAND-PLAT-25-11800012: Request by Mary Hoyt, JJA Development, LLC, for approval to subdivide a tract of land to establish Sandy Oaks Estates – Unit 1 Subdivision, generally located southeast of the intersection of Mathis Road and Interstate 37. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**8.** LAND-PLAT-25-11800033: Request by Raul Mendoza, Elite Gad Investments, for approval to subdivide a tract of land to establish Emberstone Apartments Subdivision, generally located northwest of the intersection of State Highway 16 and Watson Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**9.** LAND-PLAT-25-11800087: Request by Jason Townsley, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Preserve at Culebra – Unit 9 Subdivision, generally located southwest of the intersection of Old FM 471 West and Tally Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**10.** LAND-PLAT-25-11800103: Request by Jason Townsley, K.B. Home Lone Star Inc., for approval to subdivide a tract of land to establish Preserve at Culebra Unit 10 Subdivision, generally located south of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

**11.** LAND-PLAT-25-11800159: Request by Harry Hausman, Ya Baby, LLC, for approval to replat a tract of land to establish Jordan Ranch Subdivision, generally located northwest of the intersection of Englehart Road and Pleasanton Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**12.** LAND-PLAT-25-11800287: Request by Fernando De Leon, Davenport Property Company LLC, for approval to replat a tract of land to establish Davenport Subdivision, generally located northeast of the intersection of Vance Jackson Road and Vernlyn. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074,

Amariah.Williams@sanantonio.gov, Development Services Department.)

**13.** LAND-PLAT-25-11800291: Request by Blake Hastings, Santikos Legacy, LLC for approval to replat and subdivide a tract of land to establish The Legacy East Subdivision Replat, generally located east of the intersection of Loop 1604 and US Hwy 281. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**14.** LAND-PLAT-25-11800348: Request by Analiza Alvarado, for approval to replat a tract of land to establish Parkview Drive Residential - 2 Subdivision, generally located southwest of the intersection of Parkview Drive and Oakcrest. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Variances**

**15.** Floodplain Variance associated with REQ-CMRORAEVR-25-44400446: Request by K Love Engineering for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2026059 for the project associated with site work permit COM-PRJ-APP24-3980482 for a private parking lot located at 3715 W Commerce St. This variance is to allow private parking lot construction within the FEMA 100-year floodplain where flood depths exceed six (6) inches as required per Section 35-F124(f)(18) of Appendix F, the city's floodplain ordinance. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

**16.** Floodplain Variance associated with REQ-CMRORAEVR-25-44400523: Request by K Love Engineering for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2026065 for the project associated with site work permit COM-PRJ-APP24-3980482 for a private parking lot located at 3715 W Commerce St. This variance is to allow private parking lot construction within the FEMA 100-year floodplain where the subject site does not meet the unflooded access requirements per Appendix F, Section 35-F133 (a)(6) or Appendix H, Section 15.3 of the city's floodplain ordinance. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

**Comprehensive Master Plan Amendments**

**17.** (Continued from 11/19/25) 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-2025-11600092 (Council District 5): A request by Mint Development LLC, Applicant, for Approval of a Resolution amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lots 21-23, Block 10, NCB 3129, located at 141 Castillo Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700279) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

**19.** PLAN AMENDMENT CASE PA-2025-11600095 (Council District 1): A request by Patrick W. Christensen, representative, for Approval of a Resolution amending the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed Use" and "Public Institutional" to "Transit-Oriented Development (TOD) Node" on Lots 6, 7, 13, 14, 15, the east 11.41 feet of Lot 5, the west 52.4 feet of Lot 8, and the west 43 feet of Lot 16, Block 10, NCB 1890, located at 602 West French Place. Staff recommends Approval. (Associated Zoning Case Z-2025-10700270) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

**20.** PLAN AMENDMENT CASE PA-2025-11600098 (Council District 1): A request by Majid Mehrafza, Applicant, for Approval of a Resolution amending the the Near Northwest Community 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 the south 96.83 feet of Lot 8, Block 78, NCB 2773, located at 1416 West Hildebrand Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700296) (Eradio Gomez, Zoning Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

**Other Items**

**21.** Resolution recommending that City Council authorize staff to acquire approx. 5.7 acres of land located off of Cesar Chavez Blvd within and adjacent to Hemisfair Park from the US Federal Government. (John Stevens, Assistant Director, Center City Development and Operations).

**22.** Resolution recommending the City of San Antonio declare as surplus and authorize the sale of the site of former Fire Station #24 located at 1940 Austin Highway, being a 0.517-acre (22,500 square feet) parcel of land, situated in NCB 12172, in Council District 2, as requested by Truax Family Investments, LLC. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sananatonio.gov, Capital Delivery Department).

**23.** Resolution recommending the City of San Antonio declare as surplus and authorize the sale of a 1.30-acre (56,646 square feet) tract of unimproved land located south of U.S. Hwy 90, west of Growdon Road, within New City Block 13962, in Council District 4, as requested by CMD Holdings, LLC. Staff reccomends Approval, (Celeste Alvarez, (210) 207-8046 Celeste.Alvarez@sananatonio.gov, Capital Delivery Department).

**24.** A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Chasin Heights Special Improvement District, generally located southeast of the intersection of East Loop 1604 North and Schuwirth Road in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowners, HLH Properties, LLC and Ya Baby, LLC Staff recommends Approval. (Kasey Wright, Senior Planner, Planning Department, (210) 207-2106, Kasey.Wright@sanantonio.gov).

**25.** A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Real Road Special Improvement District, generally located east of the intersection of Real Road and South Foster Road in the extraterritorial jurisdiction of the City of San Antonio, Bexar County and associated Development Agreement between the City of San Antonio and the Landowner, Mullins Ranch Seguin, LLC. Staff recommends Approval. (Ann Benavidez, Senior Planner, Planning Department, (210) 207-7646, Ann.Benavidez@sanantonio.gov.)

**26.** Resolution recommending approval of the release of approximately 10.442 acres of real property, generally located southwest of the intersection of FM 1863 and FM 3009 (Natural Bridge Caverns Rd) in Comal County, Texas from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowners Shawn and Tiffany Soechting.Staff recommend Approval. (Ann Benavidez, Senior Planner, Ann.Benavidez@Sanantonio.gov, Planning Department).

**27.** Resolution recommending approval of the release of approximately 10.442 acres of real property, generally located southwest of the intersection of FM 1863 and FM 3009 (Natural Bridge Caverns Road) in Comal County, Texas from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowners, T. Dudley and Laura Soechting. Staff recommends Approval. (Clint Eliason, Planning Coordinator, Clinton.Eliason@sanantonio.gov, Planning Department).

**Approval of Minutes**

**28.** Consideration and Approval of the November 19, 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.**

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