# City of San Antonio

# AGENDA

## Planning Commission

Development and Business Services
Center
1901 S. Alamo

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**Wednesday, February 11, 2026** **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-24-11800130: Request by John Hernden for approval to subdivide a tract of land to establish 8.00 acres on South Foster Road Subdivision, generally located northeast of the intersection of US Highway 181 and Forster Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800254: Request by Jim Vater, Southstar at Verano Investment, LLC., for approval to subdivide a tract of land to establish Vida Aspire Road MPCD Subdivision, generally located Northeast of the intersection of Jaguar Parkway and University Way. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

3. LAND-PLAT-25-11800039: Request by David W. Dye iii, P.E., R.P.L.S., for approval to replat a tract of land to establish Asencio Subdivision, generally located northeast of the intersection of West Commerce and Callaghan Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800318: Request by Reinalda Rodriguez, for approval to replat a tract of land to establish Martinez Eastover Subdivision, generally located northwest of the intersection of Waycross Lane and Eastover Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**Variances**

5. REQ-CMRORAEVR-25-4440708: Requested by Mr. Paul Landa PE of Moy Tarin Ramirez Engineers, LLC for a variance to remove trees in excess of the 80% significant tree

preservation requirement within the Environmentally Sensitive Area (ESA-30' Floodplain Buffer) as stated under the 2023 Tree Preservation Ordinance for the Grosenbacher Road Duplex project, located at 4745 Grosenbacher Road. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

**6.** REQ-CMRORAEVR-26-44400026: Requested by Dakotah Feigl, E.I.T, with Cude Engineers for a variance to remove trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Area (ESA-30' Floodplain Buffer) as stated under the 2023 Tree Preservation Ordinance for the McCrary Units 11 & 13 subdivision, generally located south of the intersection of Spielberg and Merrick Run. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

**7.** (Continued from 1/14/2026) PLAN AMENDMENT CASE PA-2025-11600104 (Council District 5): A request by Patrick Christensen, Representative, for Approval of a Resolution amending the South Central San Antonio Community Plan, a Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on Lot 28, Block 3, NCB 7900, located at 206 West Hart Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700303) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**8.** PLAN AMENDMENT CASE PA-2025-11600105 (Council District 3): A request by Patrick Christensen, Representative, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Community Commercial" on 0.226 acres out of NCB 7790, located at 347 West Sayers Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700302) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**Approval of Minutes**

**9.** Consideration and Approval of the January 28, 2026 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.**

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on: 02/05/2026 12:47 PM