City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, February 25, 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. **Starting on April 1, 2026, voicemails will no longer be accepted for public comment. Please submit your comments in writing or attend the meeting and sign up to speak.**

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-24-11800107: Request by Arnold Briones, Jungman 6, LLC., Joe Epp, Starlight Homes Texas LLC., , for approval to replat and subdivide a tract of land to establish Jungman Tract Unit 6 Subdivision, generally located southwest of the intersection of U.S. Highway 90 and west Loop 1604 south. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800198: Request by Matthew Braccia, Amerco Real Estate Company, for approval to replat and subdivide a tract of land to establish U-Haul 870475 Subdivision, generally located southwest of the intersection of Loop 410 and Culebra Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800283: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, and Blake Yantis, SA Rocking in the Free World, LLC for approval to subdivide a tract of land to establish Tres Laurels, Unit 2B Subdivision, generally located northeast 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).

4. LAND-PLAT-25-11800105: Request by Kenny Yu, Bexar KJS Group LLC., for approval to subdivide a tract of land to establish ODFL Subdivision, generally located southeast of the intersection of Old Seguin Road and Loop 410. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-25-11800323: Request by Theresa McComas, F A McComas, INC., for approval to replat a tract of land to establish Park at Huebner Subdivision, generally located

southwest of the intersection of Huebner Road and Olmos Creek Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

6. LAND-PLAT-25-11800428: Request by Eric Roajas, Rosa Linda Lugo and Raul R Riojas for approval to replat and subdivide a tract of land to establish Riojas Merida Subdivision, generally located northeast of the intersection of General McMullen and Ceralvo Street. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

7. LAND-PLAT-25-11800439: Request by Nicholas Louis Flores, Jr. and Brenda V. Flores, for approval to replat a tract of land to establish Blackbuck Ranch Phase 1, Unit 5 PUD, generally southeast of the intersection of Stallion Ridge and Nina Ridge. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

8. PLAT-TIMEEXT-26-12000001: Request by Kyle Hudek, Cude Engineers 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 Copper Ridge Unit 1 Subdivision, generally located southwest of the intersection of hays Street and North Rio Grande Street. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

9. PLAT-TIMEEXT-26-12000003: Request by Kyle Hudek, Cude Engineers 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 Copper Ridge Unit 2 Subdivision, generally located southwest of the intersection of hays Street and North Rio Grande Street. Staff recommends Approval. (Clayton Wallace, Interim Principal Planner, (210)-207-7980, clayton.wallace@sanantonio.gov, Development Services Department).

10. LAND-PLAT-25-11800367: Request by C. Patrick Oles, JR., La Cantera Crossing Retail, LLC, for approval to replat a tract of land to establish La Cantera Crossing Subdivision, generally located northwest of the intersection of Charles Anderson Loop 1604 and La Cantera Parkway. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

11. LAND-PLAT-25-11800007: Request by Clifton Karam, Lennar Homes of Texas Land and Construction LTD and Millrose Properties of Texas LLC, for approval to subdivide a tract of land to establish Millbrook Unit 6A Subdivision, generally southwest of the intersection of W Grosenbacher Road and State Highway 211. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

12. LAND-PLAT-24-11800221: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD; Blake Yantis, SA Landon Ridge LP and SA Rocking the Free World LLC, for approval to subdivide a tract of land to establish Tres Laurels Unit 1B Subdivision, generally located northeast of the intersection of WT Montgomery and US Highway 90. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

13. LAND-PLAT-24-11800290: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD; Blake Yantis, SA Landon Ridge LP and SA Rocking in the Free World LP, for approval to subdivide a tract of land to establish Tres Laurels Unit 4B Subdivision, generally located northeast of the intersection of WT Montgomery and State Highway 90. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-8264, Amariah.Williams@sanantonio.gov, Development Services Department).

Street Rename

Variances

14. REQ-CMRORAEVR-25-44400489: Requested by Blaine Mikulik, Kimley-Horn 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 Riverbreeze Apartment Complex Project, located at 12411 SW Loop 410. Staff recommends Approval. (Robin Loyd, Senior Plans Examiner, (210)-207-0020, Robin.Loyd@sanantonio.gov, Development Services Department).

15. REQ-CMRORAEVR-25-44400633: Requested by Donald McCroskey, P.E., with MTR 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 Palo Alto Pointe subdivision, generally located north of the intersection of Encanto Alley and Rockport Rd. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

16. PLAN AMENDMENT CASE PA-2025-11600110 (Council District 3): A request by Samuel Aguilera Vega, Property Owner, for Approval of a Resolution amending the South Central Community Perimeter 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 Lots 9 and 10, Block 1, NCB 7795, located at 125 Stonewall Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700313 CD) (Samantha

Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department.)

17. PLAN AMENDMENT CASE PA-2026-11600004 (Council District 7): A request by Brown & McDonald, Representative, for Approval of a Resolution amending the Northwest Community Perimeter 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 Lots P-100B and P-100C, NCB 18570, generally located on the 8000 block of Guilbeau Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700014) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Approval of Minutes

18. Consideration and Approval of February 11, 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.

Posted
on: 02/19/2026 08:55 AM