City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, March 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. **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-24-11800102: Request by Rajeev Puri, Stone Oak Hidden Canyon, LLC, for approval to subdivide a tract of land to establish Hidden Canyon Subdivision, Unit 2B (P.U.D.) Subdivision, generally located northeast of the intersection of Stone Oak Parkway and Hardy Oak Boulevard. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800499: Request by Harry Hausman, Ya Baby LLC, for approval to subdivide a tract of land to establish Chasin Heights, Unit 1 Subdivision, generally located northeast of the intersection of East Loop 1604 North and Schuwirth Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800501: Request by Harry Hausman, Ya Baby LLC for approval to subdivide a tract of land to establish Chasin Heights, Unit 4 Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800202: Request by Natalie Allen, SRP II, LTD, for approval to subdivide a tract of land to establish Hill Country Villages Phases I, II, III & IV Subdivision, generally located southeast of the intersection of Westover Hills Boulevard and North Ellison Drive. Staff recommeds Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-25-11800242: Request by Joseph & Mallory Cardona, for approval to replat a tract of land to establish Cardona #2 Subdivision, generally located southeast of the intersection of Rabel Road and FM 1937. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services

Department).

Variances

6. REQ-CMRORAEVR-25-44400099: Requested by Justin Krobot, Tree Mann Solutions. for a variance to remove trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Area (100-year floodplain riparian buffer) and 100-year Floodplain Area as stated under the 2023 Tree Preservation Ordinance for the University Village Project, located at 5935 W Hausman Road. Staff recommends Approval. (Ricardo Espinoza, Assistant City Arborist, (210)-207-5427, Ricardo.Espinoza@sanantonio.gov, Development Services Department).

7. REQ-CMRORAEVR-25-44400468: Requested by Michael Copeland with Forestar (USA) Real Estate Group, LLC for a variance to remove trees in excess of the 80% significant tree preservation requirement within the 100-year floodplain as stated under the 2010 Tree Preservation Ordinance for the Elizondo Subdivision, generally located south of the intersection of IH-10 East and Gran Via. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

8. REQ-CMRORAEVR-25-44400682: Requested by Dane Wright, P.E., CFM, with Pape-Dawson Engineers for a variance to remove trees in excess of the 100% heritage tree preservation requirement within the Environmentally Sensitive Area (ESA-30' Floodplain Buffer) as stated under the 2023 Tree Preservation Ordinance for the Blossom Ranch subdivision, generally located approximately 2.0 miles south of US HWY 90 and 1,600-feet east of WT Montgomery Rd. Staff recommends Approval. (Eric Rodriguez, Senior Plans Examiner, (210)-207-8265, Eric.Rodriguez3@sanantonio.gov, Development Services Department).

9. REQ-CMRORAEVR-25-44400760: Requested by Jon Robinson with Horizon Design and Development 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 Creeks Edge subdivision, generally located southwest of the intersection of FM 78 and Foster Rd. Staff recommends Approval. (Eric Rodriguez, Senior Plans Examiner, (210)-207-8265, Eric.Rodriguez3@sanantonio.gov, Development Services Department).

10. REQ-CMRORAEVR-26-44400011: Requested by Justin Krobot with Tree Mann Solutions 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 Sutton Tract subdivision, generally located north of the intersection of Sinclair Rd. and Marion Downs. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042,

Herminio.Griego@sanantonio.gov, Development Services Department).

11. REQ-CMRORAEVR-26-44400025: Requested by Mr. W. Patrick Murphy, P.E. of W. M. Cude Engineers for a variance to remove trees in excess of the 80% significant tree preservation requirement within the 100-year floodplain as stated under the 2023 Tree Preservation Ordinance for the CIP PWD Texas A&M Area Streets Phase II project, generally located north of Mauermann Road and Applewhite Road intersection. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210) 207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

12. PLAN AMENDMENT CASE PA-2025-11600102 (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 “Agricultural" to "Light Industrial" on 6.19 acres CB 4733, generally located along Ralph Fair Road between Old Fredericksburg Road and Fawn Mountain. Staff recommends Denial. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2026-11600005 (Council District 2): A request by Edward Lee Sherfey II, Representative, for Approval of a Resolution amending the IH-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Regional Commercial" and "Low Density Residential" to "Community Commercial" on 5.706 acres out of NCB 16570, located at 3730 Weichold Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700011) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600007 (Council District 1): A request by Triple J Drafting and Design, Property Owner, for Approval of a Resolution amending the North Central Community 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 100, Block 4, NCB 9008, located at 5334 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2026-10700030) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Other Items

15. Resolution recommending approval of the release of approximately 5.0 acres of real property, generally located northeast of the intersection of Nacogdoches Road and Marbach Lane in Comal County, Texas, from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowner, Bracken Venture, LLC. Staff recommends approval. (Clint Eliason, Planning Coordinator, Clinton.Eliason@Sanantonio.gov, Planning Department).

Approval of Minutes

16. Consideration and Approval of February 25, 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: 03/05/2026 12:24 PM