City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, March 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-24-11800081: Request by Patrick Vedra, LGI Homes Texas LLC, for approval to subdivide a tract of land to establish Lucero at Luckey Ranch Unit 2 Subdivision, generally located southeast of the intersection of WT Montgomery and Claiborne. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800140: Request by Greg Gibson, Schuwirth South Partners, LTD., for approval to subdivide a tract of land to establish Schuwirth Commercial Subdivision, generally located southeast of the intersection of Schuwirth Road and F.M. Loop 1604. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800166: Request by Harold G. Spicer, Matheson Tri-Gas Inc, for approval to subdivide a tract of land to establish Matheson 151 Subdivision, generally located southeast of the intersection of Pinn Road and State Highway 151. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800083: Request by Lloyd A. Denton Jr., Talley Road LTD, for approval to (replat and) subdivide a tract of land to establish Old Talley Unit 4 Subdivision, generally located southwest of the intersection of Old FM 471 W and Talley Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

5. LAND-PLAT-25-11800160: Request by Lawrence B. Nicholas, The Octagon Group Corporation and Herman Goettsch, Promezza Holdings, LLC, for approval to replat a tract of land to establish The Crescent at 14K Dominion P.U.D. Subdivision, generally located northeast of the intersection of Dominion Drive and Aue Road. Staff recommends Approval.

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

Variances

6. REQ-CMRORAEVR-25-44400430: Requested by Paul Landa, P.E. with MTR Engineers for a variance to remove trees in excess of the 80% significant tree preservation requirement within both the 100-year floodplain and Environmentally Sensitive Area (ESA-30' Floodplain Buffer) as stated under the 2023 Tree Preservation Ordinance for the Chasin Heights Units 2-5 subdivision, generally located southeast of the intersection of Schuwirth and Loop 1604. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

7. REQ-CMRORAEVR-25-44400692: Requested by Jon Robinson with Horizon Landscape Architecture & Development for a variance to remove trees in excess of the 80% significant tree preservation and 100% heritage tree preservation requirements within the 100-year floodplain and Environmentally Sensitive Area (ESA) as stated under the 2023 Tree Preservation Ordinance for the Espino Tract subdivision, generally located west of the intersection of Masterson Rd. and Castle Hollow. Staff recommends Approval. (Dagoberto Cantu, Plans Examiner II, (210)-207-0173, Dagoberto.Cantu@sanantonio.gov, Development Services Department).

8. REQ-CMRORAEVR-26-44400030: Requested by Richard Mott with Lennar Homes of Texas for a variance to remove trees in excess of the 80% significant tree preservation requirement within the 100-year floodplain as stated under the 2015 Tree Preservation Ordinance for the Miro Meadows subdivision, generally located north of the intersection of New Sulphur Springs Rd. and Miro Meadows. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

9. REQ-CMRORAEVR-26-44400077: Requested by Mr. Jeff Martin for a tree variance to remove significant trees in excess of the 80% preservation requirement within the Environmentally Sensitive Areas (ESA – 30-foot floodplain buffer) as stated under the 2023 approved Tree Preservation Ordinance for the Sapphires Grove Phase 1A subdivision, generally located south of the intersection of New Sulphur Springs Road and Gardner Road. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

10. PLAN AMENDMENT CASE PA-2025-11600106 (Council District 8): A request by John T Cooley, Representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Suburban Tier" to "Regional Center" on Lot 17, Block 3, NCB 17616, located at 13406 Western Oak. Staff recommends Denial. (Associated Zoning Case Z-2025-10700321 S ERZD) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Other Items

11. A request by ADA Consulting Group, Inc., to appeal staff's decision for denial of a Certificate of Determination request, generally located at 439 Barrett Place. (Clayton Wallace, Interim Principal Planner, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Consideration and Approval of the March 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: 03/19/2026 03:19 PM