City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, May 27, 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, mail or drop off written comments at 1901 S. Alamo to the case manager by 4pm the day before the meeting. Please include your full name, home or work address, item #, case number, topic, and/or address of the request.
2. Leave a voice message of a maximum of two minutes in length by dialing 210-206-PLNG (7564) by 4pm the day before the meeting for your voicemail to be registered. Voicemails must include your full name, home or work address, meeting date, item #, case number, topic, 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-24-11800413: Request by Miguel A. Almeida for approval to replat and subdivide a tract of land to establish Trumbo Road Subdivision, generally located southwest of the intersection of Pleasanton Road and Englehart. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-25-11800124: Request by Jesse Harvey, for approval to replat a tract of land to establish Agape Love Subdivision, generally located Southwest of the intersection of Huntress Lane and Scenic Loop Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

3. LAND-PLAT-25-11800143: Request by Rafael Gutierrez, Puerta de Restauracion, for approval to replat and subdivide a tract of land to establish Restoration Door Church Subdivision II, generally located northwest of the intersection of Babcock Road and Hollyhock Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800488: Request by Stephen L. Sallman, Warner Land Advisors, LP, for approval to replat and subdivide a tract of land to establish Heights of Crownridge – SF Subdivision, generally located southeast of the intersection of Heuermann Road and Babcock Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah. Parson@sanantonio.gov, Development Services Department).

5. LAND-PLAT-25-11800028: Request by Jason Townsley, KB Home Lone Star, Inc, for approval to subdivide a tract of land to establish Harlandale Subdivision Unit 5B Subdivision, generally located northwest of the intersection of SE Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014,

Amiah.Parson@sanantonio.gov, Development Services Department).

6. LAND-PLAT-25-11800155: Request by Lloyd A. Denton Jr., Shavano Quarry Development, LTD., for approval to subdivide a tract of land to establish 440 Quarry Improvements Subdivision, generally located northeast of the intersection of Loop 1604 and Northwest Military Highway. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

7. LAND-PLAT-25-11800170: Request by Leonardo Moya II, for approval to replat a tract of land to establish Cooksey Acres Subdivision, generally located southwest of the intersection of United States Highway 87 and Loop 1604. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800315: Request by Vamsidhar Mukkamala, Parkview at Prue LLC, for approval to subdivide a tract of land to establish Parkview at Prue Townhouses Enclave Subdivision, generally located southwest of the intersection of Bandera Road and Prue Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

9. LAND-PLAT-24-11800196: Request by Ezequiel Cruz, Cruz Martinez Family Living Trust, for approval to subdivide a tract of land to establish Pinn Road Subdivision, generally located southwest of the intersection of Westlawn Drive and Pinn Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Variances

10. REQ-CMRORAEVR-26-44400285: Requested by Jon Robinson with Horizon Design for a variance to remove trees in excess of the 80% small species tree and 100% heritage tree preservation requirements within the 100-year floodplain as stated under the 2010 Tree Preservation Ordinance for the Stolte Ranch subdivision, generally located west of the intersection of Talley Rd. and Confluence Creek. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

11. REQ-CMRORAEVR-26-44400292: Requested by Javier Castello, P.E., with Cude Engineers for a variance to remove trees in excess of the 80% small species and 80% large significant tree preservation requirements within the Environmentally Sensitive Area (ESA-30' floodplain buffer) as stated under the 2023 Tree Preservation Ordinance for the Parkhill Tract subdivision, generally located southeast of the intersection of Jung Rd. and Quiet Meadow. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-

207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

12. (Continued from 5/13/24) PLAN AMENDMENT CASE PA-2025-11600072 (Council District 4): A request by Carlos R Jimenez, Property Owner, for Approval of a Resolution amending the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Neighborhood Commercial" to "Regional Commercial" on 0.523 acres out of NCB 8777, located at 1139 New Laredo Highway. Staff recommends Denial. (Associated Zoning Case Z-2025-10700209) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

13. (Continued from 5/13/24) PLAN AMENDMENT CASE PA-2026-11600009 (Council District 5): A request by Dwight Steward, Applicant, for Approval of a Resolution amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by chaning the land use classification from "Low Density Residential" to "High Density Mixed Use" on Lot 8, Block 3, NCB 2893, located at 2814 Vera Cruz Street. Staff recommends Denial. (Associated Zoning Case Z-2026-10700037) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

14. (Continued from 5/13/2026) PLAN AMENDMENT CASE PA-2026-11600016 (Council District 3): A request by Law Office of EAR PLLC, representative, for Approval of a Resolution amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Medium Density Residential" on the east 100 feet of the west 300 feet of Tract 3, NCB 11155, located at 223 East Petaluma Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2026-10700034) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2026-11600023 (Council District 5): A request by Ralph Berrier, property owner, 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 future land use classification from "Regional Mixed-Use" to "Urban Mixed-Use" on 0.339 acres out of NCB 2568, located at 100 Probandt Street. Staff recommends Approval. (Associated Zoning Case Z-2026-10700066) (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2026-11600028 (Council District 7): A request by Narvaiz PLLC, property owner, for Approval of a Resolution amending 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 "Community

Commercial" on the north 100 feet of Lot 25 and 26, Block 24, NCB 2001, located at 1802 West French Place. Staff recommends Denial. (Associated Zoning Case Z-2026-10700068 CD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17. PLAN AMENDMENT CASE PA-2026-11600032 (Council District 2):A request by Nima Shayesteh and Ray Khorasani, property owners, for Approval of a Resolution amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Regional Commercial" on 0.241 acres out of NCB 12170, located at 1798 Austin Highway. Staff recommends Approval. (Associated Zoning Case Z-2026-10700098) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Other Items

18. 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 Holly Heights Special Improvement District, generally located northwest of Zigmont Road 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 Landowner, JJA Development, LLC. [Kasey Wright, Senior Planner, Planning Department, (210) 207-2106, Kasey.Wright@sanantonio.gov]

19. A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 7.34-acre natural gas pipeline easement with Outer Loop Utility, LLC through its governing principal, Howard Midstream Energy Partners, LLC, granting access to property owned and controlled by the City of San Antonio at Classen-Steubing Ranch Park in Council District 9. This resolution also recommends the acceptance of $654,483.00 from Outer Loop Utility, LLC to be utilized by the Parks and Recreation Department for future aquifer protection efforts and acquisitions through the Edwards Aquifer Protection Program. Staff recommends Approval. (Grant Ellis, Natural Resources Manager, (210) 207-2815, Grant.Ellis@sanantonio.gov, Parks and Recreation Department)

20. A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 0.91-acre natural gas pipeline easement with Outer Loop Utility, LLC through its governing principal, Howard Midstream Energy Partners, LLC, granting access to property owned and controlled by the City of San Antonio as undeveloped park land in Council District 10. This resolution also recommends the acceptance of $137,596.00 from Outer Loop Utility, LLC to be utilized by the Parks and Recreation Department for future aquifer protection efforts and acquisitions through the Edwards Aquifer Protection Program. Staff recommends Approval. (Grant Ellis, Natural Resources Manager, (210) 207-2815, Grant.Ellis@sanantonio.gov, Parks and Recreation

Department)

21. A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 0.23-acre natural gas pipeline easement with Outer Loop Utility, LLC through its governing principal, Howard Midstream Energy Partners, LLC, granting access to property owned and controlled by the City of San Antonio as undeveloped park land in Council District 10. This resolution also recommends the acceptance of $20,332.00 from Outer Loop Utility, LLC to be utilized by the Parks and Recreation Department for future aquifer protection efforts and acquisitions through the Edwards Aquifer Protection Program. Staff recommends Approval. (Grant Ellis, Natural Resources Manager, (210) 207-2815, Grant.Ellis@sanantonio.gov, Parks and Recreation Department)

22. 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 Sloane Oak Special Improvement District, generally located southeast of North Loop 1604 East and IH-10 East 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, THS RE, LLC. [Clint Eliason, Planning Coordinator, Planning Department, (210) 207-0268, Clinton.Eliason@sanantonio.gov]

Approval of Minutes

23. Consideration and Approval of the May 13th 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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on: 05/20/2026 03:32 PM