City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, June 10, 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 can comment on any agenda item, consistent with procedural rules governing Planning Commission meetings and state law. Public comments may be provided as follows:

1.Attend in-person and sign-up to speak before the meeting begins at 2:00 PM.
2. Submit written comments to *PlanningCommission@sanantonio.gov* by 4:00 p.m. the business day before the meeting. Please include your full name, Council District, home or work address, the item number, and the item address of the request. Written comments will be provided to the commissioners prior to the hearing.
3. Leave a voice message of a maximum of two minutes at 210-206-PLNG(7564) by 4:00 pm the business day before the meeting for your voicemail to be registered. Please include your full name, Council District, home or work address, the item number, and item address of the request. Messages will be shared directly with commissioners prior to the hearing.

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-24-11800153: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD; Blake Yantis, SA Given To Fly LP, for approval to subdivide a tract of land to establish Lily Trails Unit 2 Subdivision, generally located northwest of the intersection of Miller Road and Farm to Market 2538. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800267: Request by JMichael Jeffords, 3927T7, LLC ETAL, for approval to subdivide a tract of land to establish Estates at Five Palms Enclave Subdivision, generally located southwest of the intersection of Ray Ellison Boulevard and Five Palms Drive. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800312: Request by Leslie Ostrander, Continental Homes of Texas LP, for approval to subdivide a tract of land to establish Stonehill Units 2B & 6A Subdivision, generally located northwest of the intersection of West US Highway 90 and Old US Highway 90. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800329: Request by Joe Epp, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Jungman Tract Unit –7 Subdivision, generally located southwest of the intersection of U.S. Highway 90 and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014,

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

5. LAND-PLAT-24-11800333: Request by Ron Haygood, Bexar County Emergency Services District No.4 and Rashid Atique, Alina Holdings, LLC. for approval to replat a tract of land to establish ESD #4 – Ranchland View Subdivision, generally located northwest of the intersection of Fox Briar Lane and Interstate 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

6. LAND-PLAT-25-11800200: Request by Richard Mott, Jen Holdco 23 LLC, Lennar Homes of Texas Land and Construction LTD, & Millrose Properties Texas LLC, for approval to subdivide a tract of land to establish Stone Garden Unit 5A Subdivision, generally located southwest of the intersection of South US Highway 181 and Palm Park Boulevard. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

7. LAND-PLAT-25-11800307: Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Terra Buona Subdivision Unit 10 Subdivision, generally located northeast of the intersection of U.S. Highway 90 and Grosenbacher Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800372: Request by Steven S. Benson, TPG AG EHC III (PHM) Multi State 1 LLC, & Trey Rogers, Pulte Home of Texas, for approval to subdivide a tract of land to establish McCrary Tract Unit 15 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

9. LAND-PLAT-25-11800446: Request by Tyler Schlinke, Luxury Homes LLC, for approval to replat a tract of land to establish Essence Belfast IDZ Subdivision, generally located northeast of the intersection of Empire Street and Belfast Drive. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

10. PLAT-TIMEEXT-26-12000009: Request by Houdin Honarvar, DRP Odin 22, LLC, 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 Timms Subdivision Units 4 & 5 Subdivision, generally located southwest of the intersection of Watson Road and Somerset Road. Staff recommends Approval (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

11. LAND-PLAT-26-11800061: Request by Fernando De Leon, Pioneers Home Construction LLC, for approval to replat a tract of land to establish Pioneer Subdivision, generally located northeast of the intersection of Estate Drive and Frostwood Drive. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

Variances

12. Floodplain Variance associated with REQ-CMRORAEVR-26-44400258: Request by Pape-Dawson Engineers for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2026352 for the project associated with the Letter of Map Revision (LOMR) Agora Palms Phase 2 for the reclamation and proposed development at 18901 Agora Palms Dr. This variance is to allow rises in the water surface elevations that exceed the maximum water surface elevations of six (6) inches within the FEMA 100-year per Section 35-F124(c)(2) of Appendix F, the city's floodplain ordinance. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Comprehensive Master Plan Amendments

13. (Continued from 5/27/24) 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 changing 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) (Kellye Sanders, Planning Manager, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600034 (Council District 3): A request by Drew Defendorf, Applicant, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Agribusiness Tier" on 10.92 acres out of NCB 16623 and CB 4007, generally located in the 11000 block of South Highway 181. Staff recommends Approval. (Associated Zoning Case Z-2026-10700102) (Shawn Schiele, Zoning Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

Approval of Minutes

15. Consideration and Approval of the May 27, 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: 06/04/2026 12:07 PM