# City of San Antonio

# AGENDA

## Planning Commission

Development and Business Services
Center
1901 S. Alamo

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**Wednesday, June 24, 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 – Briefing by Planning Department staff on proposed Plan Amendments within the NE I-35 and Loop 410 Area Regional Center Plan. 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-24-11800219: Request by Joe EPP, Starlight Homes Texas, LLC and Vinod Nagi, LB Hennersby LLC, for approval to replat and subdivide a tract of land to establish Jungman Tract Unit-11 Subdivision, generally located southeast of the intersection of United States Highway 90 and Jungman Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800441: Request by Nadyrshah Dhanani, DPEG Zarzamora LLC, for approval to replat a tract of land to establish DPEG Zarzamora Subdivision, generally located northeast of the intersection of West Chavaneaux Road and Strech Avenue. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

3. LAND-PLAT-25-11800055: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD and Northlake SA, LLC, for approval to subdivide a tract of land to establish Northlake Phase 3 Subdivision, generally located southeast of the intersection of S Foster Rd and Burshard Rd. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800128: Request by Logan Marrs, Invictus Land Developers LLC. for approval to subdivide a tract of land to establish Legacy Hills Subdivision, Unit 1B

generally located northwest of the intersection of County Road 371 and farm to market 1283. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**5.** LAND-PLAT-25-11800325: Request by Philip J. Pfeffer Jr., Bul-1604 LTD, for approval to replat a tract of land to establish NEC Bulverde/1604 3 Subdivision, generally located northeast of the intersection of North Loop 1604 East and Bulverde Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

**6.** LAND-PLAT-25-11800347: Request by Israel Arreola Rodriguez, for approval to replat and subdivide a tract of land to establish Thornwood Drive Subdivision, generally located northwest of the intersection of Woodfin Drive and Thornwood Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**7.** LAND-PLAT-25-11800375: Request by Steven Benson, Essential Housing Asset Management LLC. , for approval to subdivide a tract of land to establish McCrary Tract Unit 11 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**8.** LAND-PLAT-25-11800421: Request by Robert Russell, Palmyra Park I-10 IOS LLC for approval to replat and subdivide a tract of land to establish Rosillo Creek Commercial Unit 1 Subdivision, generally located southwest of the intersection of IH-10 and N Foster Rd. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

**9.** LAND-PLAT-25-11800463: Request by Juan Flores Jr. and Rachel Diane Flores, for approval to replat and subdivide a tract of land to establish Las Flores Subdivision, generally located northeast of the intersection of Connie Mack Drive and Rochelle Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Street Rename**

**10.** ADDR-SNC-26-12700002 Request to rename Cesar E Chavez Boulevard to Durango Boulevard located between Southwest 36th Street and South Hackberry Street.

**11.** ADDR-SNC-26-12700003 Request to rename Splashtown Drive to Willie Mitchell Drive located between Interstate Highway 35 and Copeland Drive.

**Variances**

**12.** REQ-CMRORAEVR-26-44400287: Requested by Paul Landa, P.E. with MTR Engineers for a variance to remove trees in excess of the 80% large significant tree preservation requirement within the 100-year floodplain as stated under the 2023 Tree Preservation Ordinance for the Sloane Oaks Unit 3A subdivision, generally located southwest of the intersection of Green Rd. and Schuwirth Rd. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

**13.** (Continued from 5/27/2026) 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)

**14.** PLAN AMENDMENT CASE PA-2026-11600036 (Council District 10): A request by Joseph Calvey II, Applicant, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use 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 Lot 12, NCB 15689, located at 12403 Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700108) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2026-11600038 (Council District 1): A request by Luis Becerra, Applicant, 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 “Neighborhood Commercial” to “Community Commercial” on the east 132.98 feet of Lot 9, Block 15, NCB 7227, located at 4222 Blanco Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700119) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2026-11600039 (Council District 1): A request by Johnathan Vazquez, Applicant, for Approval of a Resolution amending Midtown Neighborhoods Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "High Density Residential" on Lots 18, 19 and 20, Block 42, NCB 1850, located at 1108 West Woodlawn Avenue. Staff recommends Denial. (Associated Zoning Case Z-2026-10700123) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

**Other Items**

17. A public hearing and consideration of a resolution recommending approval of the release of approximately 51.865 acres of real property, generally located immediately southwest of the intersection of State Highway 211 and FM 471 in Medina County, Texas, from the City of San Antonio’s Extraterritorial Jurisdiction, as petitioned by the landowner, Medina Market, Ltd. (Clint Eliason, Planning Coordinator, Clinton.Eliason@Sanantonio.gov, Planning Department).

18. Briefing and action, and possible interviews, for the appointment of primary and alternate members to the Planning Commission Technical Advisory Committee. (Lauren Chavez, Interim Policy Administrator, (210) 207-8214, Lauren.Chavez@sanantonio.gov)

**Approval of Minutes**

19. Consideration and Approval of the June 10, 2026, 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.**

Posted
on: 06/17/2026 04:03 PM