City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, August 26, 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
1:00 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-24-11800458: Request by Lloyd A. Denton Jr., Cantera Hills Development, LTD., for approval to subdivide a tract of land to establish Cantera Hills Unit 4 Enclave Subdivision, generally located northwest of the intersection of Sams Ranch Road and Scenic Loop Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

2. LAND-PLAT-25-11800256: Request by Mike Yantis Jr., JMY Jr. Jordan Ranch LLC., for approval to subdivide a tract of land to establish Estates at Jordan's Ranch Enclave Subdivision, generally located northwest of the intersection of Englehart Road and Pleasanton Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

3. LAND-PLAT-25-11800257: Request by John Ripley, Joabert Development Company, and Fred Ghavidel, L&F-1 L.L.C., for approval to replat and subdivide a tract of land to establish Tallman Place Subdivision, generally located northeast of the intersection of Lowrie and Eaglecrest Boulevard. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800290: Request by Annette Iraola, MDL School Development LLC. , for approval to replat and subdivide a tract of land to establish 281 and Del Lago Parkway San Antonio Subdivision, generally located southwest of the intersection of Del Lago Parkway and US Highway 281. Staff recommends Approval. (Joslyn Fischer, Planner,

(210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-25-11800377: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC, for approval to replat and subdivide a tract of land to establish Morgan Meadows, Unit 10A Subdivision, generally located northwest of the intersection of Alamo Ranch and Alamo Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

6. LAND-PLAT-25-11800399: Request by Geremy Heath, 8079 Eckhert Rd Trust, for approval to subdivide a tract of land to establish Eckhert Road P.U.D Subdivision, generally located northeast of the intersection of John Marshall and Eckhert Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

7. LAND-PLAT-25-11800471: Request by Will Toliver, WST Zarzamora LLC, for approval to (replat and) subdivide a tract of land to establish WST Zarzamora Commercial MPCD Subdivision, generally located southeast of the intersection of South Zarzamora Street and Mitra Way. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800520: Request by Benjamin Dreszer, Chaparral Developers, LTD.; Martin Salinas, UTSA/UTEX, LTD., for approval to subdivide a tract of land to establish UTSA/UTEX Commercial Subdivision, generally located northwest of the intersection of UTEX Boulevard and UTSA Boulevard. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

9. LAND-PLAT-24-11800327: Request by Richard Mott, Jen Holdco 24 LLC., for approval to subdivide a tract of land to establish Sunshine Trails, Unit 2 Subdivision, generally located southwest of the intersection of Pearsall Road and Kinney Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

Variances

10. (Continued from 8/12/2026) REQ-CMRORAEVR-25-44400744: A request by Jason Lochte of Cooper Lochte Landscape Architecture, LLC. for a variance to waive the landscape irrigation system requirement as defined in the Section 35-511 (c)(6) for the Bill Millers, located at 4102 E. 1604 N. Staff recommends Denial. (Ricardo Espinoza, Assistant City Arborist, (210)-207-5427, Ricardo.Espinoza@sanantonio.gov, Development Services Department).

11. (Continued from 8/12/2026) REQ-CMRORAEVR-26-44400256: A request by Kenneth Brown with Brown & McDonald, PLLC for a variance to waive the landscape irrigation system requirement, as defined in Section 35-511(c)(6) for the IHOP/Applebees, located approximately 962 feet northwest of the intersection of Marbach Rd. and Loop 1604. Staff recommends Denial. (Robin Loyd, Senior Plans Examiner, (210) 207-0020, Robin.Loyd@sanantonio.gov, Development Services Department).

12. (Continued from 8/12/2026) REQ-CMRORAEVR-26-44400419: A request by Vanessa Rodriguez Wurzer with Brown & McDonald PLLC. for a variance to waive the landscape irrigation system requirement, as defined in Section 35-511(c)(6) for the Smalls Sliders, located at 8743 State Hwy 151. Staff recommends Denial. (Robin Loyd, Senior Plans Examiner, (210) 207-0020, Robin.Loyd@sanantonio.gov, Development Services Department).

13. (Continued from 8/12/2026) REQ-CMRORAEVR-26-44400420: A request by Vanessa Rodriguez Wurzer with Brown & McDonald PLLC. for a variance to waive the landscape irrigation system requirement, as defined in Section 35-511(c)(6) for the Smalls Sliders, located at 2579 W. Loop 1604 S. Staff recommends Denial. (Robin Loyd, Senior Plans Examiner, (210) 207-0020, Robin.Loyd@sanantonio.gov, Development Services Department).

14. (Continued from 8/12/2026) REQ-CMRORAEVR-26-44400376: A request by Mark Padilla with MP Studio for a variance to waive the landscape irrigation system requirement, as defined in Section 35-511(c)(6) for the ASCO Pavilion, located at 1920 SE Loop 410. Staff recommends Denial. (Benjamin Guerra, Senior Plans Examiner, (210) 207-0180, Benjamin.Guerra@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

15. WITHDRAWN (Continued from 06/24/26) 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)

16. (Continued from 08/12/2026) PLAN AMENDMENT CASE PA-2026-11600040 (Council District 9): A request by Ortiz McKnight, PLLC, representative, 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 land use classification from “Medium Density Residential" to "Neighborhood Commercial" on Lot 2, Block 2, NCB 18901, located at 16719 Huebner Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700124 S ERZD) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

17. PLAN AMENDMENT CASE PA-2026-11600046 (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 “Residential Estate" to "Urban Low Density Residential" on Lots 1&2, Block 4, CB 5936, generally located 26410 Teepee Lane. Staff recommends Denial. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Other Items

18. Resolution to recommend declaring as surplus and authorizing the sale of a 0.005-acre (237 square feet) parcel of unimproved City-owned land in New City Block 8243, in Council District 5, as requested by Habitat for Humanity of San Antonio, Inc. (Margaret Contreras, (210) 207-8048, Margaret.Contreras@sananatonio.gov, Capital Delivery Department).

Approval of Minutes

19. Consideration and Approval of the August 12th 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: 08/20/2026 12:29 PM