City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, October 28, 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 – Discussion on the 2027 Unified Development Code (UDC) Process for Planning Commission amendments. 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-25-11800070: Request by Saikumar V. Nukala, Kausalya, LLC., for approval to subdivide a tract of land to establish Culebra – Blacktail Crossing Unit 2 Subdivision, generally located southeast of the intersection of Culebra Road and Blacktail Crest. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

2. LAND-PLAT-25-11800176: Request by Massias Montejano, Coronado Homes, for approval to subdivide a tract of land to establish Enclave Montejano Subdivision, generally located southwest of the intersection of WW White Road and Pecan Valley Drive. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339. Sarah.Esparza@sanantonio.gov, Development Services Department).

3. LAND-PLAT-25-11800273: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Millbrook- Unit 6B Subdivision, generally located northwest of the intersection of United States Highway 90 and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800392: Request by Marcus Moreno, Scott Felder Homes, LLC. , for approval to subdivide a tract of land to establish Parkhill Tract PUD Subdivision, generally located southeast of the intersection of Jung Road and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov,

Development Services Department).

5. LAND-PLAT-25-11800496: Request by Jason Townsley, KB Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish TMM Somerset, Unit 4 Subdivision, generally located east of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

6. LAND-PLAT-25-11800527: Request by Carson Trainer, THS RE LLC and Landman Development, LP, for approval to subdivide a tract of land to establish Legacy Hills Subdivision, Unit 2B Subdivision, generally located southwest of the intersection of State Highway 16 and State Highway 211. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

7. PLAT-TIMEEXT-26-12000014: Request by Jim Vater, Southstar at Verano Developer, 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 Vida Phase 2 Townhomes, MPCD, generally located southwest of the intersection of Loop 410 South and University Way. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

8. LAND-PLAT-26-11800179: Request by Alfaro Family Living Trust, German Alfaro, for approval to replat a tract of land to establish Boxwood-Bonair Subdivision, generally located northeast of the intersection of Boxwood Drive and Bonair Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

Variances

9. (Continued from 10/14/26) REQ-CMRORAEVR-26-44400518: Requested by Curtis Lee, P.E. with Pape-Dawson Engineers for a variance to remove heritage trees in excess of the 100% heritage tree preservation requirement within the Environmentally Sensitive Area (ESA-30' floodplain buffer) as stated under the 2023 Tree Preservation Ordinance for the Residences at Salado Creek project, located at 530 Ira Lee Rd. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

10. (Continued from 10/14/2026) PLAN AMENDMENT CASE PA-2026-11600065 (Council District 7): A request by Mohammed Muhsin, applicant, for Approval of a Resolution

amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Commercial" to "Regional Commercial" on Lot 1, Block 7, NCB 18317, located at 7510 Tezel Road. Staff recommends Denial. (Associated Zoning Case Z-2026-10700183) (Alexa Retana, Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2026-11600037 (Council District 2): A request by JMichael Jeffords, representative, for Approval of a Resolution amending the Eastside Community Area Plan, a Component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential” to “Medium Density Residential” on 2.121 acres out of NCB 1557, located at 403 F Street. Staff recommends Denial. (Associated Zoning Case Z-2026-10700118) (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2026-11600066 (Council District 5): A request by Ortiz McKnight PLLC, representative, for Approval of a Resolution amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential" to “Mixed Use - Residential/Office/and Commercial" on Lots 27-30, Block 26, NCB 3509, located at 258 and 254 Barrett Place. Staff recommends Approval. (Associated Zoning Case Z-2026-10700203) (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department).

13. PLAN AMENDMENT CASE PA-2026-11600069 (Council District 5): A request by R.J. De La Garza, applicant, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “General Urban Tier" to "Specialized Center" on 2.701 acres out of NCB 8671, located at 2940 Castroville Road. Staff recommends Denial. (Associated Zoning Case Z-2026-10700178) (Manuel Mottu, Senior Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600070 (Council District 1): A request by Eduardo Castillo, Representative, 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 “Urban Low Density Residential" to "Mixed Use" on Lot 17, Block 90, NCB 3249, located at 1359 West Kings Highway. Staff recommends Denial. (Associated Zoning Case Z-2026-10700164) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2026-11600071 (Council District 1): A request by Eduardo Castillo, Applicant, 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 “Urban Low Density Residential" to "Medium

Density Residential" on Lot 7, Block 3, NCB 6301, located at 322 Yale Avenue. Staff recommends Denial. (Associated Zoning Case Z-2026-10700165) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

Other Items

16. A public hearing and consideration of a resolution recommending approval of the release of approximately 22.948 acres of real property, located at 6270 FM 471 in Medina County, Texas, from the City of San Antonio's Extraterritorial Jurisdiction, as petitioned by the landowner, PRM Trucking LLC. (Priscilla Rosales-Pina, Planning Manager, Priscilla.Rosales-Pina@Sanantonio.gov, Planning Department).

17. A resolution recommending the Northeast Sub-Region Extraterritorial Jurisdiction (ETJ) Plan to City Council to be adopted as a component of the City's Comprehensive Master Plan. (Clint Eliason, Planning Coordinator, Clinton.Eliason@Sanantonio.gov, Planning Department)

Approval of Minutes

18. Consideration and Approval of the October 14th 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: 10/22/2026 03:01 PM