City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, January 14, 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 or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S. Alamo by 10am on the day of the meeting. Please include your full name, home or work address, item # and/or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum of three minutes by dialing 210-206-(PLNG)7564 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

Work Session

1:30 – 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-24-11800022: Request by Jessica Walsh, Ridgeview SA, LLC, for approval to replat and subdivide a tract of land to establish Wurzbach Heights 901 Subdivision, generally located southwest of the intersection of Bandara Road and Wurzbach Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800033: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Millbrook - Unit 9C Subdivision, generally located southwest of Texas Highway 211 and Ladera Hills Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800046: Request by Danny Blue, Chesmar Homes, LLC, for approval to subdivide a tract of land to establish Sienna Lakes Unit 2 Subdivision, generally located southeast of the intersection of FM 1516 and FM 1346. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800183: Request by Joe Wright, St Stephens Baptist Church, for approval to replat and subdivide a tract of land to establish St Stephens Baptist Church Subdivision, generally located northeast of the intersection of Interstate 35 and North Walters Street. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800261: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Northlake Phase 1 Subdivision, generally located southwest of the intersection of Burshard Road and Gardner Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

6. PLAT-TIMEEXT-25-12000011: Request by Bob Devillier, Blue Wing Trails, Ltd., 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 Blue Wing Trails Subdivision Unit 2, generally located northeast of the intersection of Blue Wing Road and Mickey Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

7. LAND-PLAT-25-11800026: Request by Bartolo Cabrera, for approval to replat and subdivide a tract of land to establish Bartolo Ranch No.2 Subdivision, generally located southeast of the intersection of Loop 1604 and Spanish Grant Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800221: Request by Eugenio Murillo, Habi Land LLC, for approval to subdivide a tract of land to establish Stahl Business Park Subdivision, generally located northwest of the intersection of Stahl Road and Higgins Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

9. LAND-PLAT-25-11800296: Request by Luis Estrada, Zarzamora Terminal LLC, for approval to replat a tract of land to establish TTS Zarzamora Subdivision, generally located northeast of the intersection of South Zarzamora Street and State Highway 16 South. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

10. LAND-PLAT-25-11800305: Request by Eugenio Murillo, 4945 N.Stahl Park LLC, for approval to subdivide a tract of land to establish North Stahl Business Park Subdivision, generally located west of the intersection of O'Connor Road and N Stahl Park. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

11. (Continued from 11/19/2025) PLAN AMENDMENT CASE PA-2025-11600064 (Council District 3): A request by Law Office of EAR PLLC, Applicant, for Approval of a Resolution amending the Southeast Community Area Plan, a component of the Comprehensive Master

Plan of the City, by changing the land use classification from “Neighborhood Mixed Use” to “Community Commercial” on Lots 7-11, Block 21, NCB 3196, located at 1514 Rigsby Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700155 CD) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2025-11600093 (Council District 6): A request by Hossam Bulbisi, Representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive master Plan of the City, by changing the land use classification from “General Urban Tier" to "Mixed Use Center" on Lot 24, Block 5, NCB 15563, located at 7439 West Military Drive. Staff recommends Denial. (Associated Zoning Case Z-2025-10700275) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2025-11600096 (Council District 7): A request by Tri-Merge Financial Group, Representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “General Urban Tier" to "Regional Center" on Lots 8 and 9, and the west 32.35 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700272) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2025-11600101 (Council District 2): A request by Patrick Christensen, Representative, for Approval of a Resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Heavy Industrial" to "Light Industrial" on 1.313 acres out of NCB 13007, located at 4415 Dividend Drive. Staff recommends Approval. (Associated Zoning Case Z-2025-10700309) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2025-11600104 (Council District 5): A request by Patrick Christensen, Representative, for Approval of a Resolution amending the South Central San Antonio Community Plan, a Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential" to "Community Commercial" on Lot 28, Block 3, NCB 7900, located at 206 West Hart Avenue. Staff recommends Denial. (Associated Zoning Case Z-2025-10700303) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2025-11600105 (Council District 3): A request by Patrick Christensen, Representative, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Low Density Residential" to "Community Commercial" on 0.226 acres out of NCB 7790, located at 347 West Sayers Avenue. Staff

recommends Approval. (Associated Zoning Case Z-2025-10700302) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

17. PLAN AMENDMENT CASE PA-2025-11600108 (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, Representative, for Approval of a Resolution amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Low Density Residential" to "Neighborhood Commercial" on 4 acres out of NCB 18225, generally located in the 10000 block of Weichold Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700329 CD) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

18. PLAN AMENDMENT CASE PA-2025-11600109 (Council District 5): A request by Voltaire Zembrano, Representative, 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 Mixed Use" to "Community Commercial" on Lot 41 and 42, Block 5, NCB 6494, located at 2601 Guadalupe Street. Staff recommends Denial. (Associated Zoning Case Z-2025-10700316 CD) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Other Items

19. Resolution recommending the City of San Antonio declare as surplus and authorize the sale of a 1.30-acre (56,646 square feet) tract of unimproved land located south of U.S. Hwy 90, west of Growdon Road, within New City Block 13962, in Council District 4, as requested by CMD Holdings, LLC (Celeste Alvarez, (210) 207-8046 Celeste.Alvarez@sananatonio.gov, Capital Delivery Department).

Approval of Minutes

20. Consideration and Approval of the December 17, 2025, Planning Commission meeting.

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: 01/08/2026 04:09 PM