City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, January 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 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 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-24-11800449: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Blossom Ranch Unit 1B Subdivision, generally located northeast of the intersection of Fitzhugh Road and Straus Medina. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department.)

2. LAND-PLAT-24-11800055: Request by Clay Schlinke, K7 Hideaway Village Developers, LLC., for approval to subdivide a tract of land to establish Enclave at Hideaway Village Subdivision, generally located northeast of the intersection of Cielo Vista Drive and Vista Montan Drive. Staff recommends Approval. (Jose Garcia, Principal Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Variances

3. Floodplain Variance associated with REQ-CMRORAEVR-25-44400482: Request by Dye Enterprises for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2026132 for the project associated with plat # 25-11800261 for two single family dwelling units located at 1216 Leal St. This variance is to allow the development for single family use where the subject site does not meet the unflooded access requirements per Appendix F, Section 35-F133 (a)(6) or Appendix H, Section 15.3 of 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

4. (Continued from 1/14/2026) 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)

5. (Continued from 1/14/2026) 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)

6. PLAN AMENDMENT CASE PA-2025-11600100 (Council District 4): A request by Ortiz McKnight, PLLC, 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 "Suburban Tier" to "Regional Center" on 3.438 acres out of NCB 15421, located at 322 Tarasco Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2025-10700308 CD) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

7. PLAN AMENDMENT CASE PA-2025-11600103 (Council District 2): A request by Arnoldo Uribe, Property Owner, for Approval of a Resolution amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Neighborhood Commercial" to "Community Commercial" on Lot 12, NCB 11899, located at 430 Hartline Drive. Staff recommends Denial. (Associated Zoning Case Z-2025-10700305 CD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

8. PLAN AMENDMENT CASE PA-2025-11600114 (Council District 1): A request by Patrick Christensen, Representative, for Approval of a Resolution amending the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Medium Density Residential" to "Mixed-Use" on Lots 43 and 44, Block 2, NCB 3031, located at 403 Blanco Road. Staff recommends Approval. (Associated Zoning Case Z-2025-10700335) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. PLAN AMENDMENT CASE PA-2025-11600115 (Council District 4): A request by Killen, Griffin & Farrimond, PLLC, 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 "Agribusiness Tier" to "Suburban Tier" on Lot P-62, NCB 17364, and Lot P-62A, NCB 15613, located at 4621 Cassin Road and 9233 New Laredo Highway. Staff recommends Approval. (Associated Zoning Case Z-2025-10700337) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Approval of Minutes

10. Consideration and Approval of minutes from the January 14th and 16th Planning Commission meetings.

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: 01/22/2026 02:05 PM