City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, April 8, 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:

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.

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-24-11800149: Request by Evelyn Villarreal, for approval to replat a tract of land to establish Dubose Subdivision, generally located south east of the intersection of Dubose Road and Jarratt Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800174: Request by Richard Mott, P.E, Lennar Homes of Texas Land & Construction, LTD, for approval to replat a tract of land to establish Flora Meadows Unit 1 Easements Replat Subdivision, generally located southeast of the intersection of Liberty Road and Pfeil Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800197: Request by Leslie K. Ostrander, Continental Homes of Texas LP. A Texas Limited Partnership, for approval to subdivide a tract of land to establish Riverstone – Unit H6 Subdivision, generally located southeast of the intersection of Old FM 471 West and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800201: Request by Leslie Ostrander, Continental Homes of Texas LP. A Texas Limited Partnership Chtex of Texas Inc., for approval to subdivide a tract of land to establish Stonehill Unit 4A Subdivision, generally located northeast of the intersection of United States Highway 90 and Stone Mason Drive. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800272: Request by Danny Blue, Chesmar Homes, LLC, for approval to subdivide a tract of land to establish Boerne Stage Road Unit 2 Subdivision, generally located northwest of the intersection of Toutant Beauregard and Boerne Stage Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800314: Request by Blake Hastings, Santikos Potranco Raw Land LLC., for approval to subdivide a tract of land to establish Santikos Potranco 1604 Subdivision, generally located southeast of the intersection of Potranco Road and Loop 1604. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800383: Request by Lee Baker III, Maxland Enterprises, LLC, for approval to subdivide a tract of land to establish Agave Unit 4 Subdivision, generally located southwest of the intersection of Hildebrandt Road and South WW White Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800266: Request by Richard Mott, San Antonio LD, LLC & Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Palo Alto Pointe, Unit 2 Subdivision, generally located northwest of the intersection of Rockport Road and West Jett Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

9. LAND-PLAT-25-11800327: Request by Trey Rogers, YC Partners, LTD, for approval to subdivide a tract of land to establish Hayes Tract – Phase 1 Subdivision, generally located northwest of the intersection of Hardy Road and Campbellton Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

10. PLAT-TIMEEXT-26-12000005: Request by Luisa F. Naves, Vergel Constructions, 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 Brown Residence (IDZ) Subdivision, generally located northeast of the intersection of East Houston Street and Interstate Highway 37. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Variances

11. REQ-CMRORAEVR-26-44400110: Request by Pape-Dawson Engineers for approval of an AEVR Floodplain Variance ssociated with denied Floodplain Development Permit (FPDP) #2026252 for the project associated with site work permit COM-PRJ-APP24-3980482 for a private parking lot located at 6305 Camp Bullis Road. This variance is to allow private parking lot construction within the FEMA 100-year floodplain where flood depths exceed six (6) inches as required per Section 35-F124(f)(18) of Appendix F, the city's floodplain ordinance. Staff recommends Approval. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Comprehensive Master Plan Amendments

12. (Continued from 3/11/26) PLAN AMENDMENT CASE PA-2025-11600102 (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 "Agricultural" to "Light Industrial" on 6.19 acres CB 4733, generally located along Ralph Fair Road between Old Fredericksburg Road and Fawn Mountain. Staff recommends Denial. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2025-11600072 (Council District 4): A request by Carlos R Jimenez, Property Owner, for Approval of a Resolution amending the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Neighborhood Commercial" to "Regional Commercial" on 0.523 acres out of NCB 8777, located at 1139 New Laredo Highway. Staff recommends Denial. (Associated Zoning Case Z-2025-10700209) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600011 (Council District 1): A request by Mariana A. Gaona, representative, 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 "Regional Commercial" on Lot 12, Block 2, NCB 9793, located at 1315 Basse Road. Staff recommends Denial. (Associated Zoning Case Z-2026-10700045) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2026-11600012 (Council District 4): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the Port San Antonio Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Mixed Use" to "Urban Mixed Use" on Lot P-55A and Lot 58, NCB 15602, located at 6435 West Military Drive. Staff recommends Approval. (Associated Zoning Case Z-2026-10700056) (Alexa Retana,

Zoning Planner, 210-207-8062, alexa.retana@sanantonio.gov, Development Services Department)

Approval of Minutes

16. Consideration and Approval of the March 25th Planning Commission minutes.

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: 04/01/2026 02:40 PM