City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, April 22, 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, mail or drop off written comments at 1901 S. Alamo to the case manager by 4pm the day before the meeting. Please include your full name, home or work address, item #, case number, topic, and/or address of the request.
2. Leave a voice message of a maximum of two minutes in length by dialing 210-206-PLNG (7564) by 4pm the day before the meeting for your voicemail to be registered. Voicemails must include your full name, home or work address, meeting date, item #, case number, topic, 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-23-11800407: Request by Charles F. Hedges Jr., Fasken Management LLC, for approval to subdivide a tract of land to establish Kyle Seale Parkway Extension Subdivision, generally located northeast of the intersection of Babcock Road and Kyle Seale Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800154: Request by Blake Yantis, SA Given to Fly, LP, and SA Landon Ridge, LP, and Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Lily Trails, Unit 1 Subdivision, generally located northwest of the intersection of Miller Road and F.M. 2538. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800191: Request by R. W. McDonald, Lamm and 37 Development Partners LTD., for approval to subdivide a tract of land to establish Homestead MH Subdivision Unit 1, generally located northwest of the intersection of Lamm Road and Priest Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800220: Request by Michael Taylor, Habitat for Humanity of San Antonio, Inc, for approval to replat and subdivide a tract of land to establish Chandler Subdivision, generally located northwest of the intersection of WW White Road and Chandler Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800264: Request by Blake Yantis, SA Force of Nature GP, LLC and Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Clearwater Creek Phase 3 Subdivision, generally

located southeast of the intersection of Interstate 10 and Farm to Market 2538. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

6. LAND-PLAT-24-11800362: Request by Blake Yantis, SA Kosta Browne, LTD, Fair Oaks Mosaic, LP, and Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Clearwater Creek Phase 5 Subdivision, generally located southwest of the intersection of Beyer Path and F.M. 2538. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

7. LAND-PLAT-24-11800390: Request by Blake Yantis, SA Force of nature GP, LLC for approval to subdivide a tract of land to establish Fischer Gardens, Unit 3 Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

8. LAND-PLAT-25-11800080: Request by Mike Fulton, FDG Camp Bullis, LLC, for approval to replat and subdivide a tract of land to establish Birdsong Rim Subdivision, generally located northeast of the intersection of Camp Bullis Road and Carrie Louise Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

9. (Continued from 04/08/26) 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)

10. PLAN AMENDMENT CASE PA-2025-11600046 (Council District 2): A request by Mario Morales, representative, for Approval of a Resolution amending the Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential" to "Regional Commercial" on 0.9710 acres out of CB 5132, generally located in the 3200 block of South Foster Road. Staff recommends Denial. (Associated Zoning Case Z-2025-10700087 CD) (Alexa Retana, Zoning Planner, 210-207-8062, alexa.retana@sanantonio.gov, Development Services Department)

11. PLAN AMENDMENT CASE PA-2025-11600079 (Council District 5): A request by Dennis Gay, applicant, 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 “Neighborhood Commercial” to “Regional Commercial” on Lots 14, 15, and 16, Block 21, NCB 2630, located at 1904 Nogalitos Street. Staff recommends Denial. (Associated Zoning Case Z-2025-10700244 S) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. PLAN AMENDMENT CASE PA-2026-11600005 (Council District 2): A request by Trey Jacobson, Representative, for Approval of a Resolution amending the IH-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Regional Commercial" and "Low Density Residential" to "Community Commercial" on 5.706 acres out of NCB 16570, located at 3730 Weichold Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700011) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2026-11600007 (Council District 2): A request by Triple J Drafting and Design, 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 “Low Density Residential” to “Community Commercial” on Lot 100, Block 4, NCB 9008, located at 5334 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2026-10700030) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600017 (Council District 2): A request by Acuform Architecture, 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 future land use classification from “Neighborhood Commercial" to "Community Commercial" on Lot 30, Block 12, NCB 12382, located at 6603 North IH 35. Staff recommends Approval. (Associated Zoning Case Z-2026-10700039 CD) (Alexa Retana, Zoning Planner, 210-207-8062, alexa.retana@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2026-11600018 (Council District 5): A request by Trey Jacobson, representative, 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 future land use classification from "Public Institution" to "Community Commercial" on 2.181 acres out of NCB 8744, located at 419 Lovett Avenue. Staff recommends Approval. (Associated Zoning Case Z-2026-10700064) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Approval of Minutes

16. Consideration and Approval of the April 8th 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: 04/16/2026 03:59 PM