City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, May 13, 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. Planning Department briefing on two Public Improvement District (PID) Requests. 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-24-11800159: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD. A Texas Liability Company, for approval to subdivide a tract of land to establish Stone Garden – Unit 4B Subdivision, generally located northwest of the intersection of United States Highway 181 south and Richter Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

2. LAND-PLAT- 24-11800247: Request by Michael Copeland, Forestar (USA) Real Estate Group, Scott Caloss, Medina Valley Independent School District for approval to subdivide a tract of land to establish Weatherwood Phase 1 Subdivision, generally located southwest of the intersection of Farm to Market 1283 and Farm to Market 471. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800353: Request by John Chapman, Comal Independent School District; Lloyd A. Denton, 2020 FI Borgfeld LLC, for approval to replat and subdivide a tract of land to establish Kinder Borgfeld Lots 9 & 10 Subdivision, generally located northwest of the intersection of Bass Knoll and East Borgfeld Drive. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

4. LAND-PLAT-24-11800424: Request by Patrick Murphy, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Weatherwood Phase 2 Subdivision, generally located southwest of the intersection of Farm to Market 1283 and Farm to Market 471. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800509: Request by C. Edward Barron III, Eddeb Investments, LTD, and Ricard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Espada Tract Unit 18 & 20 Subdivision, generally located southeast of the intersection Southeast Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

6. LAND-PLAT-25-11800179: Request by Logan Marrs, Invictus Land Developments LLC, for approval to subdivide a tract of land to establish Gardner Springs Subdivision Unit 1, generally located southwest of the intersection of Gardner Road and New Sulphur Springs. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

7. PLAT-TIMEEXT-26-12000007: Request by Rudy Muñoz, Century Land Holdings II, 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 Timms Subdivision Unit 8 Subdivision, generally located southwest of the intersection of Watson Road and Somerset Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Street Rename

8. ADDR-SNC-26-12700001 Memorial Designation request establishing Jose Flores III Memorial Way on the portion of Marbach Road between Meadow Way Drive and Westedge Drive. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov)

Variances

9. REQ-CMRORAEVR-26-44400014: Requested by Jon Robinson, with Horizon Design for a variance to remove trees in excess of the 80% significant tree preservation requirement within the 100-year floodplain as stated under the 2023 Tree Preservation Ordinance for the Sienna Lakes Units 1 -3 subdivision, generally located south of the intersection of FM 1346 and Lago Landing. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov, Development Services Department).

10. REQ-CMRORAEVR-26-44400222: Requested by Mr. Matt Kitchen of Adams Environmental, Inc. for a variance to remove trees in excess of the 80% significant tree and 100% heritage tree preservation requirements within the Environmentally Sensitive Area (ESA-30-foot floodplain buffer) and 100-year floodplain as stated under the 2023 Tree Preservation Ordinance for the 62 mile long Outer Loop Pipeline project, generally located at 19000 Blanco Rd. for the northern portion and 9599 Gardner Rd. for the southern portion.

Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

11. (Continued from 04/22/2026) 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)

12. (Continued from 04/22/26) 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)

13. PLAN AMENDMENT CASE PA-2026-11600013 (San Antonio ETJ - Closest to Council District 4): A request by MTR Engineers, representative, for Approval of a Resolution amending the Lackland 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 "City/State/Federal Government" on Lot 1, Block 1, CB 4317, generally located at 6841 Cagnon Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600006 (Council District 9): A request by Fernando Ramirez, representative, for Approval of a Resolution amending the Greater Airport Area Regional Center Plan land use classification from “Community Commercial” to “Regional Commercial” on Lot 28, Block 2, NCB 15110, located at 12139 Jones Maltsberger Road. Staff reommends Denial. (Associated Zoning Case Z-2025-10700249 S) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2026-11600009 (Council District 5): A request to change the Guadalupe Westside Community Plan land use classification from “Low Density Residential” to “High Density Mixed Use” on Lot 8, Block 3, NCB 2893, located at 2814

Vera Cruz Street. Staff recommends Denial. (Associated Zoning Case Z-2026-10700037) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2026-11600016 (Council District 3): A request by Law Office of EAR PLLC, representative, for Approval of a Resolution amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Medium Density Residential" on the east 100 feet of the west 300 feet of Tract 3, NCB 11155, located at 223 East Petaluma Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2026-10700034) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17. PLAN AMENDMENT CASE PA-2026-11600019 (Council District 1): A request by Patrick Christensen, representative, for Approval of a Resolution amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "General Urban Tier" on 4.03 acres out of NCB 13405, located at 8210 Pinebrook Drive. Staff recommends Approval. (Associated Zoning Case Z-2026-10700077) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

18. PLAN AMENDMENT CASE PA-2026-11600022 (Council District 6): A request to change the Northwest Community Plan land use classification from "Low Density Residential" to "Community Commercial" on Lot P-84, NCB 15005, located at 5995 Heath Road. Staff recommends Denial. (Associated Zoning Case Z-2026-10700087) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

19. PLAN AMENDMENT CASE PA-2026-11600026 (Council District 1): A request by Patrick Vallejo, representative, for Approval of a Resolution amending the Midtown Neighborhoods Neighborhood Plan land use classification from "Mixed Use" to "Mixed Use Node" on Lot 18, NCB 2930, located at 100 Blanco Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700051) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Other Items

20. Consideration and Nomination of Chair, Vice-Chair, and Pro-Tem for the Planning Commission.

21. The selection of a Nominating Committee, who will be responsible for reviewing applications to the Planning Commission Technical Advisory Committee (PCTAC).

22. Consideration and action to appoint 1 alternate member of the Planning Commission to serve the remainder two-year term on the Planning Commission Technical Advisory Committee.

Approval of Minutes

23. Consideration and Approval of April 22, 2026 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: 05/07/2026 02:21 PM