City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, July 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 can comment on any agenda item, consistent with procedural rules governing Planning Commission meetings and state law. Public comments may be provided as follows:

1.Attend in-person and sign-up to speak before the meeting begins at 2:00 PM.
2. Submit written comments to *PlanningCommission@sanantonio.gov* by 4:00 p.m. the business day before the meeting. Please include your full name, Council District, home or work address, the item number, and the item address of the request. Written comments will be provided to the commissioners prior to the hearing.
3. Leave a voice message of a maximum of two minutes at 210-206-PLNG(7564) by 4:00 pm the business day before the meeting for your voicemail to be registered. Please include your full name, Council District, home or work address, the item number, and item address of the request. Messages will be shared directly with commissioners prior to the hearing.

Work Session
1:15 PM – Briefing by Planning Department staff on proposed Plan Amendments to the Port San Antonio Area Regional Center Plan and the Southeast Community Area Plan. Staff briefing on Blanco Road Large Area Rezoning.
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-24-11800114: Request by Jeffery L. Weaver for approval to replat and subdivide a tract of land to establish Weaver Family Tract Subdivision, generally located southwest of the intersection of Thousand Oaks Drive and Jones Maltsberger Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

2. LAND-PLAT-25-11800016: Request by Scott Teeter, Kinder Ranch Gale Investment, LP, and Elizabeth Gale, Borgfeld Acreage LLC for approval to subdivide a tract of land to establish Kinder Gale Unit 2 Subdivision, generally located northeast of the intersection of northeast of East Borgfeld Drive and Dal-Cin Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-25-11800072: Request by Craig H Lintner, Pedcor Investments for approval to replat and subdivide a tract of land to establish West Dell Apartment Homes Subdivision, generally located northwest of the intersection of Loop 1604 and Alamo Ranch Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800116: Request by Jason Townsley, K.B. Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Preserve at Culebra Unit 11 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-25-11800277: Request by Jason Townsley, KB Home Lone Star Inc, for approval to subdivide a tract of land to establish Southton Cove Unit 5 Subdivision, generally located southeast of the intersection of Southton Road and Interstate 37 South. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

6. LAND-PLAT-25-11800454: Request by Lloyd A. Denton Jr., 2020 FI Borgfeld LLC and Drees Custom Homes LP, for approval to replat a tract of land to establish Kinder Ranch AGI, Unit 7A Enclave Subdivision, generally located northeast of the intersection of East Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

7. LAND-PLAT-26-11800062: Request by Patrick Flanagin, Rosehaven at Blue Ridge Ranch LLC, for approval to replat and subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 6 Lot 28 Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

8. PLAN AMENDMENT CASE PA-2026-11600025 (Council District 2): A request by Bain Medina Bain, Inc., representative, for Approval of a Resolution amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Urban Living" to "Community Commercial" on 9.295 acres out of NCB 18225, generally located in the 4400 block of Nieto Drive. Staff recommends Approval. (Associated Zoning Case Z-2026-10700079) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

9. PLAN AMENDMENT CASE PA-2026-11600042 (Council District 3): A request by Peggy LLewellyn, 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 future land use classification from " Community Commercial " to " Regional Commercial " on Lot 21, Block 5, NCB 13728, located at 3857 East Southcross Boulevard. Staff recommends Denial. (Associated Zoning Z-2026-10700106) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

10. PLAN AMENDMENT CASE PA-2026-11600044 (Council District 7): A request by Miguel Palomar, Applicant, for Approval of a Resolution amending the Near Northwest Community 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 0.218 acres out of NCB 6692, located at 1909 Fredericksburg Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700127) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Other Items

11. Resolution recommending the City of San Antonio declare as surplus and authorize the sale of a 0.611 acre (26,632 square feet) of an unimproved portion of City owned property located at the west side of Rogers Road adjacent to Fire Station No. 45 NCB 17673 in City Council District 6, as requested by McCombs Family Partners, Ltd (Celeste Alvarez, (210) 207-8046 Celeste.Alvarez@sananatonio.gov, Capital Delivery Department).

Approval of Minutes

12. Consideration and Approval of the June 24th 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: 07/01/2026 02:31 PM