

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, July 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 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

1:30 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-24-11800236: Request by Bruce Whittis, WBW Single Development Group, LLC. Series 143, for approval to subdivide a tract of land to establish Vista Real Phase III Subdivision, generally located southwest of the intersection of Schuwrth Road and south Loop 1604. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).
2. LAND-PLAT-24-11800319: Request by Jim Vater, Southstar at Verano Developer LLC., for approval to subdivide a tract of land to establish Vida San Antonio Phase 3 West-East MPCD Subdivision, generally located northeast of the intersection of Jaguar Parkway and South Zarzamora Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).
3. LAND-PLAT-24-11800320: Request by Jim Vator, Southstar at Verano Investments, LLC for approval to subdivide a tract of land to establish Vida San Antonio Phase 3 North-South MPCD Subdivision, generally located southeast of the intersection of Loop 410 and South Zarzmora St. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).
4. LAND-PLAT-24-11800334: Request by Jim Vater, Southstar at Verano Investment, LLC, for approval to subdivide a tract of land to establish Vida San Antonio Phase 5 MPCD Subdivision, generally located southeast of the intersection of Loop 410 and South Zarzamora St. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

5. LAND-PLAT-24-11800345: Request by Lange W Allen III, US Raven I, L.P., for approval to subdivide a tract of land to establish LCTC East Access (Enclave) Subdivision, generally located northwest of the intersection of IH-10 and Loop 1604. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).
6. LAND-PLAT-24-11800369: Request by Tim Porter, Porterc Properties, LLC., for approval to subdivide a tract of land to establish Appddiction Way Subdivision, generally located northeast of the intersection of Chestnut View Drive and Judson Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).
7. LAND-PLAT-25-11800010: Request by Richard Mott, Millrose Properties Texas, LLC, and Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Millbrook – Unit 5B Subdivision, generally located northwest of the intersection of U.S. Highway 90 and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).
8. LAND-PLAT-25-11800088: Request by Paul Powell, HDC Hwy 211, LLC for approval to subdivide a tract of land to establish BRE Phase 2 Collector Subdivision, generally located northwest of the intersection of Hwy 211 and WT Montgomery. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).
9. LAND-PLAT-25-11800095: Request by Paul Powell, HDC HWY 211, LLC, for approval to subdivide a tract of land to establish BRE PHASE 1, UNIT 2 Subdivision, generally located northeast of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).
10. LAND-PLAT-26-11800001: Request by Anagha Chatterjee, ASC Property Ventures LLC, for approval to replat a tract of land to establish ASC Property Ventures Subdivision, generally located southwest of the intersection of Parkview Drive and Oak Crest Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).
11. LAND-PLAT-26-11800049: Request by Mr. Juan Hernandez, H Alamo Investments LLC., for approval to replat and subdivide a tract of land to establish Villaret Place Subdivision, generally located northeast of the intersection of west Villaret Boulevard and Strech Roach. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Street Rename

12. ADDR-SNC-26-12700004 Memorial Designation request establishing Erica Andrews Memorial Way on the portion of North Main Avenue between East Cypress Street and East Ashby Place. (Clayton Wallace, Interim Principal Planner, 210-207-980, Clayton.Wallace@sanantonio.gov)

Comprehensive Master Plan Amendments

13. (WITHDRAWN)(Continued from 7/8/2026) PLAN AMENDMENT CASE PA-2026-11600042 (Council District 3): A request by Peggy LLeuwellyn, 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)
14. PLAN AMENDMENT CASE PA-2026-11600015 (Council District 1): A request by the City of San Antonio, representative, for Approval of a Resolution amending the Greater Dellview Area Community Plan and North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classifications from "Low Density Residential", "Public Institutional", "Neighborhood Commercial", "Community Commercial", and "Office" to "Mixed Use" out of NCB 3928, 3939, 6540, 6545, 6886, 6895, 7212, 7213, 7214, 7215, 7216, 7263, 7264, 7265, 8800, 12489, located along the Blanco Road corridor, between Fresno Street to the North and West Hildebrand Avenue to the South, extending approximately 300 feet east and west of Blanco Road. Staff recommends Approval. (Associated Zoning Case - Z-2026-10700060) (Manuel Mottu, Senior Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
15. PLAN AMENDMENT CASE PA2026-11600033 (Council Districts 2 & 10): Assigning land use classifications to properties located in the corporate limits of the City of San Antonio and within the NE I-35 and Loop 410 Area Regional Center Plan to "Urban Low Density Residential" on NCB 13762, Block 5, Lots 7 -11; NCB 13806, Lot E 150 FT of A-17 refer to 80300-205-0060; NCB 13857, Block 1, Lots 23-53; NCB 13858, Block 2, Lots 21-44; and to "Medium Density Residential" on NCB 14550, Block 3, Lot 1; and to "Low Density Residential" on NCB 13806, Block, Lot A-19; NCB 13764, Block 2, Lot 5; NCB 13764, Block 2, Lot 1; NCB 13766, Block 4, Lot 11 # VC-36264; NCB 13769, Block 7, Lot 1; NCB 13768, Block 6, Lot 12; NCB 13769, Block 7, Lot 4; NCB 13771, Block 9, Lot 14; NCB 13772, Block 10, Lots 8-10; and to "Business/Innovation Mixed-Use" on NCB 15911,

Block 1, Lot 33; NCB 14942, P-4B (OUT OF P-4A); and to “Regional Mixed-Use” on NCB 14945 (BEITEL CREEK COMMERCIAL), Block 15, Lot W IRR 181.23 FT of 1; NCB 14941, TR-7E (0.82 AC), P-10A (0.82 AC) & NCB 14945, P-1C (6.6321 AC), P-1M (11.01 AC) & P-107 (0.8589 AC); NCB 14945, Block 9, SE 281 FT of Lot 901 (.636 AC) & NW 336.32 FT of Lot 4 (1.134 AC) TOTAL: 1.77 (LONGHORN QUARRY UT-2). Located at 403 and 407 Overlook Road, 5602 Bienville Drive, 307 N. Weidner Road, 127 Rene Avenue, 12111 O’Connor Road, as well as multiple addresses located on the 100 Block of Shadowlight Terrace, the 100 Block of Moonlight Terrace, the 300 Block of Centerway Drive, the 100 Block of Twilight Terrace, the 200 Block of Earlyway Drive, the 9400, 9500 and 9600 Blocks of Heidelberg, property located southwest of the intersection of Wurzbach Parkway North Weidner Road, property located southwest of the intersection of Thousand Oaks Drive and Schertz Road, property located southeast of the intersection of Thousand Oaks Drive and Chapala Way and property located southeast of the intersection of Thousand Oaks Drive and Wurzbach Parkway. Staff recommends Approval. (Adriana Solis, Senior Planner, 210-207-5409, Adriana.Solis@sanantonio.gov, Planning Department)

16. PLAN AMENDMENT CASE PA-2026-11600043 (Council District 3): A request by Adriel Ramirez, 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 “Urban Low Density Residential” to “Regional Mixed Use” on Lots 27 – 44, Block 21, NCB 3815, generally located in the 3100 block of South Gevers Street. Staff recommends Denial (Associated Zoning Case Z-2026-10700130 CD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services department)

Other Items

17. Resolution recommending the declaration as surplus and authorizing the sale of a 0.007-acre (310 square feet) parcel of unimproved City-owned land in NCB 1004, situated in Council District 1, as requested by Perlen House, LLC (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Capital Delivery Department).
18. Resolution recommending the City of San Antonio declare as surplus and authorize the sale of a 0.020-acre (885 square feet) unimproved parcel of City-owned land located in NCB 6791, in Council District 1, as requested by Oxbow Real Estate, LLC (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Capital Delivery Department).
19. Resolution recommending the closure, vacation, and abandonment of a 2.583-acre (112,500 square feet) improved portion of W. Chavaneaux Road Public Right-of-Way, situated in New City Block 11139, in Council District 4, as requested by DPEG Zarzamora, LLC (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Capital Delivery Department).

Approval of Minutes

20. Consideration and Approval of the July 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.

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on: 07/16/2026 01:57 PM