City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, September 9, 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. Planning Department briefing on the Northeast Sub-Region ETJ. 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-24-11800414: Request by Matt Foran, Toll Southwest, LLC, and David Rittenhouse, PH Land Holdings, LLC, for approval to replat and subdivide a tract of land to establish Kinder West Unit 10 Enclave Subdivision, generally located northwest of the intersection of E Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

2. LAND-PLAT-24-11800417: Request by Blake Hastings, Santikos Trinity Oaks Theater Reality, LLC. , for approval to subdivide a tract of land to establish Trinity Oaks Park Subdivision, generally located northeast of the intersection of Trinity Park and Highway 281. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

3. LAND-PLAT-24-11800503: Request by Max Salazar, MSMT Holdings LLC – Series E, for approval to replat and subdivide a tract of land to establish The New Estates, Unit -1C PUD Subdivision, generally located southeast of the intersection of Dominion Drive and Interstate Highway 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800424: Request by Jacobo Malca, Milestone 1604 Investments LTD., for approval to subdivide a tract of land to establish Emory Peak North Subdivision, generally located northwest of the intersection of Emory Peak and West Loop 1604 South. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050,

Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-25-11800437: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Horvath Subdivision, generally located southwest of the intersection of Alamo Parkway and Alamo Ranch. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

6. LAND-PLAT-26-11800044: Request by Elvis Guerrero, Rosalba Guerrero, and Jesus Calvillo Guerrero, for approval to replat a tract of land to establish Guerrero Calvillo Subdivision, generally located northeast of the intersection of Jackel Road and Rockport Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

7. LAND-PLAT-26-11800128: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Quantum Drive Multi-Family Subdivision, generally located northwest of the intersection of Loop 410 and Pearsall Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-0629, Stephanie.Leef@sanantonio.gov, Development Services Department).

Variances

8. REQ-CMRORAEVR-26-44400552: 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-60-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).

9. Floodplain Variance associated with REQ-CMRORAEVR-26-44400399: Request by CDS Muery for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2026526 for the project associated with Plat# 25-11800109, CLOMR SWE# 39570, and site work permit COM-PRJ-APP25-39801576 for the floodplain reclamation within the FEMA 100-year floodplain. This variance is to allow the site work permit or grading within the FEMA 100-year floodplain prior to FEMA approval of the Conditional Letter of Map Revision (CLOMR) as required per Section 35-F133(c)(4) 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).

10. Floodplain Variance associated with REQ-CMRORAEVR-26-44400534: Request by CDS Muery for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2026526 for the project associated with Plat# 25-11800109, CLOMR SWE# 39570, and site work permit COM-PRJ-APP25-39801576 for the floodplain reclamation within the FEMA 100-year floodplain. This variance is to allow the rises in water surface elevations on private property upstream of the proposed culvert improvements at Donop Road along with grading within the FEMA 100-year per the Conditional Letter of Map Revision (CLOMR). Rises in water surface elevations outside the applicants property, a drainage easement, or right-of-way are not permitted as per Section 35-F133(c)(8)(b) 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).

11. Floodplain Variance associated with REQ-CMRORAEVR-26-44400533: Request by CDS Muery for approval of an AEVR Floodplain Variance associated with denied Floodplain Development Permit (FPDP) #2026526 for the project associated with Plat# 25-11800109, CLOMR SWE# 39570, and site work permit COM-PRJ-APP25-39801576 for the floodplain reclamation within the FEMA 100-year floodplain. This variance is to allow the rises in water surface elevations on private property upstream of the proposed culvert improvements at Donop Road along with grading within the FEMA 100-year per the Conditional Letter of Map Revision (CLOMR). Rises in water surface elevations are not permitted outside of the project limits as per Section 35-F124(c)(3) 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 08/12/2026) 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)

13. PLAN AMENDMENT CASE PA-2026-11600021 (Council District 2): A request by Brown & McDonald, PLLC, representative, for Approval of a Resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Light Industrial" on Lot 39, Block 1, NCB 13438 and 7.92 acres out of NCB 10577, located at 142 Gembler Road. Staff recommends Denial. (Associated Zoning Case Z-2026-

10700085) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600058 (Council District 1): A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the North Central Neighborhoods 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 Lots 1 through 4, Block 11, NCB 7230, save and except 0.008 acres out of NCB 7230, located at 4022 Blanco Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700171 CD) (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Other Items

15. Public hearing, briefing and consideration of the City of San Antonio’s FY 2027 Proposed Annual Operating and Capital Budget. (Presented by Alfredo Martinez, Director, Office of Management and Budget, Art Reinhardt, Director of Public Works, and Micheal Shannon, Director of Capital Delivery.)

Approval of Minutes

16. Consideration and Approval of the August 26th 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: 09/02/2026 06:21 PM