City of San Antonio

AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, September 23, 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 – Planning Department briefing on the Northeast Sub-Region ETJ Plan. 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-24-11800384: Request by Robert L. Borrego, for approval to replat and subdivide a tract of land to establish Dan-Borrego Subdivision, generally located northeast of the intersection of United States Highway 181 and Max Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

2. LAND-PLAT-25-11800089: Request by Richard Mott, Northlake SA LLC and Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Northlake Phase 4 Subdivision, generally located southwest of the intersection of Burshard Road and Gardner Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

3. LAND-PLAT-25-11800107: Request by Albert Gonzales, Methodist Mission Board DBA Bethany United Methodist, for approval to replat a tract of land to establish Methodist Church Subdivision, generally located southwest of the intersection of Eisenhauer Road and Kingston Drive. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

4. LAND-PLAT-25-11800131: Request by Jim Guy Egbert, Brazos De Santos Partners LLC., for approval to replat and subdivide a tract of land to establish BDSP IH-10 & Loop 1604 Subdivision, generally located northwest of the intersection of Interstate Highway 10 and North Loop 1604 East. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-

8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

5. LAND-PLAT-26-11800003: Request by Bryan Sims, CC9C LLC, for approval to replat and subdivide a tract of land to establish Cibolo Canyon - Unit 9C Enclave-Replat Subdivision, generally located southeast of the intersection of Wilderness Oak and Bulverde Green. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-3074, Amariah.Williams@sanantonio.gov, Development Services Department).

6. LAND-PLAT-26-11800004: Request by Guillermo Soria, Toepperwein Heights, LLC., for approval to subdivide a tract of land to establish Toepperwein Heights, P.U.D. Subdivision, generally located northeast of the intersection of Mia Way and Toepperwein Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

7. LAND-PLAT-26-11800019: Request by Chad Schraeder and Ty Schraeder for approval to subdivide a tract of land to establish 301 Lofts Subdivision, generally located northwest of the intersection of Whisper Crossing and Whisper Way. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

8. LAND-PLAT-26-11800035: Request by Hugo A. Gutierrez Jr., Vise Oaks I. LTD., for approval to subdivide a tract of land to establish Westpointe East 131 Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Loop 1604. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Variances

9. REQ-CMRORAEVR-26-44400409: Requested by Sarah Tucker with Open Air Studios for a variance to remove trees in excess of the 80% significant tree preservation and 100% heritage tree preservation requirements within the Environmentally Sensitive Area (ESA-60' floodplain buffer) as stated under the 2023 Tree Preservation Ordinance for the Cresta Bella BFR project, located approximately 400 feet east of the intersection of Cresta Avenida and Cresta Bella. Staff recommends Approval. (Robin Loyd, Senior Plans Examiner, (210)-207-60020, Robin.Loyd@sanantonio.gov, Development Services Department).

10. REQ-CMRORAEVR-26-44400500: Requested by Riley John, P.E. with KFM Engineers for a variance to remove significant trees in excess of the 80% significant tree preservation requirement within both the Environmentally Sensitive Area (ESA-30' floodplain buffer) and 100-year floodplain as stated under the 2023 Tree Preservation Ordinance for the Nutex Health project, located at 4330 Vance Jackson. Staff recommends Approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.Griego@sanantonio.gov,

Development Services Department).

Comprehensive Master Plan Amendments

11. (Continued from 09/09/2026) 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)

12. PLAN AMENDMENT CASE PA-2026-11600049 (Council District 9): A request by Octavio Viramontes, representative, for Approval of a Resolution to amend 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 “Regional Center” on Lot 2 and 3, Block 3, NCB 15674, located at 15838 North US Highway 281. Staff recommends Denial. (Associated Zoning Z-2026-10700137) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

13. PLAN AMENDMENT CASE PA-2026-11600055 (Council District 5): A request by Patrick Christensen, representative, for Approval of a Resolution amending the South Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Mixed-Use” and “Low-Density Residential" to "Mixed-Use" on the south 135 feet of the east 647 feet of Lot 23, NCB 7899, located at 717 Pleasanton Road. Staff recommends Approval. (Associated Zoning Case Z-2026-10700161) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

14. PLAN AMENDMENT CASE PA-2026-11600057 (Council District 2): A request by Ortiz McKnight, PLLC, representative, for Approval of a Resolution amending the IH 10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Community Commercial" to "Light Industrial" on 5.510 acres out of CB 5065, located at 8677 IH-10 East. Staff recommends Approval. (Associated Zoning Case Z-2026-10700169 CD) (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

15. PLAN AMENDMENT CASE PA-2026-11600059 (Council District 6): A request by Patrick Christensen, representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Specialized Center” to “Mixed Use Center” on 37.327 acres out of NCB 18233, located at 8000, 8030 and 8100 Potranco Road and 1 Sony Place.

Staff recommends Approval. (Associated Zoning Z-2026-10700150) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2026-11600062 (Council District 2): A request by the Office of Historic Preservation, representative, for Approval of a Resolution amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Employment/Flex Mixed Use" to "Business/Innovation Mixed-Use" on 0.889 acres out of NCB 657, located at 601 Delaware Street. Staff recommends Approval. (Associated Zoning Case Z-2026-11700157 HL) (Tory Rodriguez, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department).

Other Items

17. A request by Urban Engineers, to appeal staff’s decision for denial of a Certificate of Determination request, generally located at 3599 W Woodland Ave. (Clayton Wallace, Interim Principal Planner, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Approval of Minutes

18. Consideration and Approval of the September 9th 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: 09/17/2026 12:53 PM