City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 15, 2025 **1:00 PM** **1901 S. Alamo**

At any time during the meeting, the Zoning 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.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Zoning Commission meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager
or drop off written comments at 1901 S Alamo by 10am on the day of the meeting. Please include your full name, home or work address, item # and/or address of the request. Written comments will be part of the official written record only.

2. Leave a voice message of a maximum of three minutes by dialing 210206(ZONG) 9664 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

Work Session

12:30 P. M. A briefing regarding the BREATH CCR, 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.

Zoning Items

1. (WITHDRAWN) (Continued from 04/01/2025) ZONING CASE ZONING-Z-2024-10700269 (Council District 2): A request for a change in zoning from "R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for four (4) Residential Single-Family Homes per Lot to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and a Duplex on Lot 5, Block A, NCB1653, located at 914 North Pine Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

2. (POSTPONED) ZONING CASE Z-2025-10700056 (Council District 6): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-7J, Lot P-131, and Lot P-132, NCB 15004, generally located in the 6000 block of Heath Road. (Associated Plan Amendment PA-2025-11600018)

3. ZONING CASE Z-2024-10700294 CD ERZD (Council District 8): A request for a change in zoning from "C-2 ERZD" Commercial District Edwards Recharge Zone District to "C-2 CD ERZD" Commercial District Edwards Recharge Zone District with a Conditional Use for a Sound and Recording Studio on Lots 2 and 3, Block 3, NCB 14867, located generally in the 13000 block of FM 1560 North. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2025-10700029 CD ERZD (Council District 10): A request for a change in zoning from "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "C-2 CD PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District with a Conditional Use for Bar/Tavern without cover charge 3 or more days per week on Lot 12, Block 10, NCB 17728, located at 17910 Bulverde Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

5. (Continued from 3/18/2025) ZONING CASE Z-2025-10700024 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 18, Block 198, NCB 9656, located at 1829 San Angelo Boulevard. Staff recommends Denial. (Samantha

Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

6. (Continued from 4/1/2025) ZONING CASE Z-2024-10700221 CD (Council District 8): A request for a change in zoning from "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles) on Lot P-4A, NCB 18338, located at 23293 West Interstate Highway 10. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

7. (Continued from 4/1/2025) ZONING CASE 2025-10700034 (Council District 7): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and the west 19 feet of Lot 2, Block 14, NCB 9234, located at 2456 Cincinnati Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

8. (Continued from 4/1/2025) ZONING CASE Z-2025-10700037 (Council District 5): A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Duplex to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on the west 52 feet of Lot 1, Block 3, NCB 2574, located at 301 East Fest Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600019) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2024-10700165 (Council District 3): A request for a change in zoning from “I-1” General Industrial District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop with Screening of Outside Storage, “C-1” Light Commercial District, “MF-33” Multi-Family District, “MF-33 CD” Multi-Family District with a Conditional Use for One Mobile Home, “MF-18” Limited Density Multi-Family District, “R-4” Residential Single-Family District, “O-1” Office District and “O-2 CD” High-Rise Office District with a Conditional Use for a Print Shop to “C-2” Commercial District, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Wrecker Service, “MF-33” Multi-Family District, “RM-6” Residential Mixed District, “RM-4” Residential Mixed District, “R-6”

Residential Single-Family District, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for Furniture Repair/Upholstering, and with all overlay districts of “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2 District, “HL” Historic Landmark District, and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 479 acres out of NCB 8935, 9305, 9306, 9307, 9308, 9337, 9338, 9339, 9340, 9347, 9348, 9349, 9350, 9359, 9351, 9365, 9366, 9367, 9368, 9382, 9383, 9384, 9385, 9386, 9387, 9388, 9389, 9390, 9391, 9392, 9393, 9394, 9395, 9396, 9397, 9398, 9399, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9445, 9446, 9447, 9448, 9449, 9450, 9463, 9451, 9452, 9464, 9465, 9466, 9467, 9502, 9503, 11076, 11090, and 11092, generally bounded by Southwest Military Drive and Clovis Place to the North, Commercial Avenue to the East, West Petaluma Boulevard to the South, and Six Mile Creek to the West. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, ashley.leal@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2024-10700332 CD (Council District 3): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard with a Conditional Use for Oversized Vehicle Storage on Lot 25, NCB 11153, located at 8802 Troy Drive. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700023 (Council District 5): A request for a change in zoning from "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 60 feet of Lot 13, NCB 7568, located at 164 Oelkers Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700038 (Council District 2): A request for a change in zoning from "IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and five (5) dwelling units and “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District on Lot 17, Block 1, NCB 46, located at 1414 Austin Street and 1416 Austin Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700045 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

on Lot 2, Block 1, NCB 10314, located at 1851 Rigsby Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700046 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 11, Block 4, NCB 9117, located at 306 Hermine Boulevard. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2025-10700050 (Council District 4): A request for a change in zoning from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.218 acres out of NCB 15172, located at 6730 Medina Base Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.retana@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2025-10700051 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District on Lots 12 – 15, NCB 10594, located at 602 North WW White Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600015) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2025-10700052 S (Council District 4): A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) on Lot 1, Block 46, CB 4296A, located at 3603 Speedway Run. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2025-10700055 (Council District 6): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard

Overlay District on 6.083 acres out of CB 4329 and NCB 15329, generally located in the 1500 block of Northwest Crossroads. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2025-10700057 (Council District 4): A request for a change in zoning from "RP AHOD" Resource Protection Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 11.38 acres out of CB 4295 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 221.90 acres out of CB 4295, a total of 233.28 acres out of CB 4295, located at 12591 State Highway 16 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-116000028) (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2025-10700058 HL (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 5, Block 6, NCB 2264, located at 1608 West Salinas Street. Staff recommends Approval. (Jewel Polimis, Zoning Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2025-10700059 HL (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on the west 56 feet of Lots 2 and 4, Block 2, NCB 1395, located at 812 Montana Street. Staff recommends Approval. (Jewel Polimis, Zoning Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2025-10700060 CD (Council District 3): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 16, Block 33, NCB 7742, located at 234 East Young Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov. Development Services Department)

23. ZONING CASE Z-2025-10700062 (Council District 2): A request for a change in zoning from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 12 and the east 28.5 feet of Lot 11 A, Block A, NCB 486, located at 320 East Carson Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

24. ZONING CASE Z-2025-10700063 (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-50 AHOD" Multi-Family Airport Hazard Overlay District on Lot 49, NCB 13847, located at 11221 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600021)

25. ZONING CASE Z-2025-10700065 (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "RM-5 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District on Lot 14, Block 5, NCB 6638, located at 951 Avant Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

26. ZONING CASE Z-2025-10700066 S (Council District 1): A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Bingo Parlor to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 1, Block 32, NCB 9754, located at 3625 West Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

27. ZONING CASE Z-2025-10700068 S (Council District 6): A request for a change in zoning from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted on Lot 2, Block 2, NCB 16931, located at 3363 Northwestern Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

28. ZONING CASE Z-2025-10700069 (Council District 1): A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "C-2 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St.

Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600023) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

29. ZONING CASE Z-2025-10700070 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot P-27D and Lot P-28A, NCB 10915, located at 9615 U.S. Highway 181 North. Staff recommends Denial, with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

30. ZONING CASE Z-2025-10700071 (Council District 5): A request for a change in zoning from "I-1 WQ MLOD 2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 WQ MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage on 0.335 acres out of NCB 2309 and NCB 2310, located at 1333 Buena Vista Street. Staff recommends Approval, pending Plan Amendment. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2025-11600024)

Approval of Minutes

31. Consideration and Approval of the April 1, 2025, Zoning Commission Minutes.

Director's Report

Adjournment

At any time during the meeting, the Zoning 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

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Posted on: 04/11/2025 05:55 PM