City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 20, 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. 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.

Zoning Items

1. ZONING CASE Z-2025-10700082 ERZD (Council District 9): A request for a change in zoning from "C-2NA S MLOD-1 MLR-1 ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for a Gymnasium to "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District on Lots 2 and 3, Block 8, NCB 19217, located at 21744 and 21750 Hardy Oak Boulevard. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

2. (Continued from 5/6/2025) 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. (Associated Plan Amendment Case PA-2025-11600019) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

3. (Continued from 5/6/2025) ZONING CASE Z-2025-10700044 (Council District 3): A request for a change in zoning from "C-2" Commercial District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MXD" Mixed Use District with a maximum density of twenty-five (25) units per acre and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of twenty-five (25) units per acre on Lot P-146 and Lot P-312, CB 4007, located at 11625 Old Corpus Christi Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

4. (Continued from 4/15/2025) 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)

5. (Continued from 5/20/2025) 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)

6. (Continued from 5/6/2025) ZONING CASE Z-2025-10700085 (Council District 1): A request for a change in zoning from "R-5" Residential Single-Family to "RM-5" Residential Mixed District on 1.075 acres out of NCB 11649, located at 119 Algerita Drive. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

7. (Continued from 5/6/2025) ZONING CASE Z-2025-10700086 (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600027) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

8. (Continued from 5/6/2025) ZONING CASE Z-2025-10700105 S (Council District 2): A request for a change in zoning from “I-2 MLOD-3 MLR-1 AHOD” Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “I-2 S MLOD-3 MLR-1 AHOD” Heavy Industrial Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Heliport/Delivery Drone Station on 0.463 acres out of NCB 17995, located at 6806 Cal Turner Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2024-10700166 (Council District 5): A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3NA” General

Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “MF-40” Multi-Family District, “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “RM-4” Residential Mixed District to “R-1” Residential Single-Family District, “R-2” Residential Single-Family District, “R-3” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, and four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for four dwelling units, “RM-4” Residential Mixed District, "RM-4 CD" Residential Mixed District with a Conditional Use for a Medical Clinic-Therapist, “RM-6” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “IDZ-1” Limited Intensity Infill Development Zone District (with uses permitted in “NC” Neighborhood Commercial District and “C-1” Light Commercial District), “IDZ-2” Medium Intensity Infill Development Zone District (with uses permitted in “C-2” Commercial District, Coffee Roasting, and “MF-33” Multi-Family District), “L” Light Industrial District, “MF-33” Multi-Family District, “NC” Neighborhood Commercial District, “TOD-TR-2.5” Transit Transition District, “TOD-MX-3” Transit Mixed-Use District, “TOD-HI-3 S” Transit Hybrid-Industrial District with a Specific Use Authorization for Warehousing with all overlay districts remaining unchanged on approximately 238 acres out of NCB A20, A-20, 20, 1669, 1674, 1675, 1682, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 3057, 3120, 3121, 3128, 3129, 3132, 3142, 3143, 3851, 3854, 6098, 6305, 6306, 6392, 6519, and 6579, generally bounded by the Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South and the San Antonio River to the West. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700014 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre on Lot 13, Block 92, NCB 18792, generally located in the 5000 block of Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2025-11600003) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700019 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and one (1) dwelling unit on the east 29.1 feet of Lot 1, Block 7, NCB 649, located at 212 Virginia Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Commission, 210-207-6034, Samantha.Benavides@sanantonio.gov. Development Services Department)

12. ZONING CASE Z-2025-10700033 (Council District 3): A request for a change in zoning from "R-6 MC-1 AHOD" Residential Single-Family Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family

Airport Hazard Overlay District, and “C-2 CD MC-1 AHOD” Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for on-premise consumption of alcoholic beverages to "IDZ-2 MC-1 AHOD" Medium Intensity Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for a Vocational Trade School (No Outside Storage & Training Area Permitted) and eight (8) dwelling units and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Vocational Trade School (No Outside Storage & Training Area Permitted) and eight (8) dwelling units on Lot 22, Lots 41-46, Block 2, NCB 2961 and the north 15 feet of Lots 1-5, Block 34, NCB 3589, located at 1504-1508 Roosevelt Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700103 (Council District 5): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 7120, located at 218 Castroville Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700104 CD (Council District 6): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Glass Sales - Installation Permitted on the southwest 137.67 feet of Lot 3, Block 65, NCB 15403, located at 7520 West Military Drive. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2025-10700107 (Council District 5): A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2227 and 2235 West Southcross Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2025-11600036) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2025-10700108 (Council District 6): A request for a change in zoning from "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of

fifty (50) dwelling units per acre to "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of fifty (50) dwelling units per acre with a Major Site Plan Amendment to increase the total business park acreage within the "MXD" greater than ten (10) percent on P-26A, NCB 15329, generally located in the 500 block of Richland Hills Drive. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2025-10700109 (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 to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 21, Block 2, NCB 18287, located at 7630 Potranco Road. Staff recommends Denial, with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2025-10700110 (Council District 3): A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District and "FR" Farm and Ranch District to "RP AHOD" Resource Protection Airport Hazard Overlay District and "RP" Resource Protection District on P-164 and P-165A, CB 4007, located at 13792 Donop Road and 12705 Old Corpus Christi Highway. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2025-10700111 (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "PUD MF-33 AHOD" Planned Unit Development Multi-Family Airport Hazard Overlay District and "PUD MF-33 MLOD-2 MLR-2 AHOD" Planned Unit Development Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Airport Hazard Overlay District on Lot P-13F, NCB 11156, generally located in the 300 block of East Ashley Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2025-10700112 S (Council District 2): A request for a change in zoning from "D H HE HS AHOD" Downtown St. Paul Square Historic Overlay Historic Exceptional Historic Significant Airport Hazard Overlay District to "D S H HE HS AHOD" Downtown St. Paul Square Historic Overlay Historic Exceptional Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for Amusement and/or Theme Park - Outdoor Rides on 1.313 acres out of NCB 14082, generally located in the 300 block of Hoefgen Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services

Department)

3:00 P.M Time Certain Item (May be Heard After This Time)

21. (Continued from May 6, 2025) ZONING CASE Z-2025-10700090 (Council District 5): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2P CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the south 39.2 feet of the west 47.36 feet of Lot 11, the south 60 feet of Lot 12, and north 94.6 feet of Lot 12, Block 8, NCB 2361, located at 402 and 406 South Zarzamora Street. Staff recommends Approval. (Associated Plan Amendment Case PA-2025-11600030) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Approval of Minutes

22. Consideration and Approval of the May 6, 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

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: 05/16/2025 03:33 PM