City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, June 3, 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 and discussion of possible updates to Zoning Commission

Meeting Procedures, 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. Consideration and action to appoint 1 primary and 1 alternate member of the Zoning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee.

2. (POSTPONED) ZONING CASE Z-2025-10700113 CD (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units on Lot 9, Block 4, NCB 13042, located at 1602 Lone Oak Avenue. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

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

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

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

6. (Continued from 5/20/2025) 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 "C-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales 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 Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

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

8. ZONING CASE Z-2025-10700013 CD (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2NA CD" Commercial Nonalcoholic District with a Conditional Use for Construction Trades Contractors on Lot 1 and Lot 2, Block 3, NCB 17637, generally located in the 5000 block of Rogers Road. Staff recommends Denial. (Plan Amendment Case PA-2025-11600016) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700088 (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Olmos Park Terrace Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lots 91, 92, 93, & the east 20.5 feet of Lot 94, Block 6, NCB 9012, located at 291 West Mariposa Drive. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600040) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700092 CD (Council District 1): A request for a change in zoning from "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill

Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 12, Block 2, NCB 3031, and "R-5 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the west 40 feet of Lot 13, Block 2, NCB 3031, located at 1144 West French Place. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700114 CD (Council District 10): 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 an Assisted Living Facility with no more than sixteen (16) residents on Lot 5, Block 38, NCB 16808, located at 4215 Hilton Head Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700115 HL (Council District 1): A request for a change in zoning from "FBZ T4-1 AHOD" Form Based Zoning Transect Zone 4-1 Airport Hazard Overlay District to "FBZ T4-1 HL AHOD" Form Based Zoning Transect Zone 4-1 Historic Landmark Airport Hazard Overlay District on the south 50.7 feet of Lots 1 and 2, and the south 50.7 feet of the west 7 feet of Lot 3, Block 21, NCB 855, located at 418 Atlanta Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700119 CD (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse on 4.73 acres out of NCB 13782, generally located in the 6000 block of Royal Ridge Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Approval of Minutes

14. Consideration and Approval of the May 20, 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: 05/30/2025 12:14 PM