City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 1, 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 approved State House Bills, 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. (POSTPONED) ZONING CASE Z-2025-10700077 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 60 dwelling units on the west 100 feet of Lots 7-9 and the east 74.1 feet of Lots 7-8, and the east 74.1 feet of the north 13.4 feet of Lot 9, Block 24, NCB 374 , located at 220 and 224 West Evergreen Street.. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

2. (POSTPONED) ZONING CASE Z-2025-10700127 (Council District 10): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 15.42 acres out of NCB 17365, located at 3948 Jung Road. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

3. (Continued from 06/17/2025) ZONING CASE Z-2025-10700064 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.5845 acres out of NCB 14050, located at 13790 Judson Road. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600044) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

4. (Continued from 06/17/2025) ZONING CASE Z-2025-10700124 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents on Lot 17, Block E, NCB 15708, located at 14618 Santa Gertrudis Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

5. ZONING CASE ZONING-Z-2024-10700275 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 1.6 acres out NCB 10114, located at 5959 San Pedro Avenue. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600091) (Alexa Retana, Zoning Planner, 210-207-8062,

Alexa.Retana@sanantonio.gov, Development Services Department)

6. 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)

7. ZONING CASE Z-2025-10700102 (Council District 2): A request for a change in zoning from “R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family District Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “RM-4 MLOD-3 MLR-2 AHOD” Residential Mixed District Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 6, Block 34, NCB 1334, located at 1511 Burnet Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

8. 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. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700122 CD (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Service and Storage on Lots 9 – 11, NCB 11899 and Lot 5, Block 9, NCB 12023, located at 422 Hartline Drive. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600041) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700132 CD (Council District 8): A request for a change in zoning from "C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a

Conditional Use for a Cabinet Shop to "C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop with a Major Site Plan Amendment on Lots 2 and 2A, Block D, NCB 35936, located at 20280 Carrie Louise Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700134 (Council District 10): A request for a change in zoning from "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots P-12 and P-11, NCB 34963, located at 17830 Judson Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600048) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700136 (Council District 5): A request for a change in zoning from "I-1 HS RIO-7E AHOD" General Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District, "I-2 HS RIO-7E AHOD" Heavy Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District, and "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District to "C-3NA IDZ HS RIO-7E AHOD" General Commercial Nonalcoholic Sales Infill Development Zone Overlay Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District and "C-3NA IDZ HS AHOD" General Commercial Nonalcoholic Sales Infill Development Zone Overlay Historic Significant Airport Hazard Overlay District on 1.431 acres out of NCB 14 and Lot 100, NCB A-14 , located at 1324 South Flores Street and 1702 South Alamo Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700147 CD (Council District 3): A request for a change in zoning from "RM-5 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 14, Block 5, NCB 6638, located at 951 Avant Avenue. Staff recommends Approval. (Kellye Sanders, Planning Manager, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Approval of Minutes

14. Consideration and Approval of the June 17, 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: 06/27/2025 02:05 PM