City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 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 (210)206-9664 (ZONG) 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. Briefing by the Planning Department staff on proposed Rezonings in the Denman Neighborhood, located in the Medical Center Area Regional Center Plan, 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. (Continued from 07/01/2025) 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)

2. (Continued from 07/01/2025) 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)

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

4. ZONING CASE Z-2025-10700118 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 5.0 acres out of NCB 10881, located at 8000 Southeast Loop 410. Staff recommends Approval. (Associated Planning Amendment PA-2025-116-00039) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2025-10700120 (Council District 2): A request for a change in zoning from "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lots P-131 and P-132, NCB 10319, located at 2006 and 2018 Rigsby Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062,

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

6. ZONING CASE Z-2025-10700126 (Council District 7): A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for 12 dwelling units on Lot 37D, Block A, NCB 11529, located at 157 West Broadview Drive. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600051) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

7. 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 with a Reduced Perimeter Setback of 10-Feet on 15.42 acres out of NCB 17365, located at 3948 Jung Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

8. ZONING CASE Z-2025-10700140 CD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Warehouse on Lot 118, except the south 3 feet, Block 2, NCB 16912, located at 6131 De Zavala Road. Staff recommends Approval, with Conditions. (Associated Plan Amendment PA-2025-11600049) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700141 (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 the northeast 364.28 feet of Lots 2-5, NCB 10594, generally located in the 300 block of Springfield Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2025-11600050) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700142 CD (Council District 10): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Funeral Home/Undertaking Parlor on Lot P-4A, NCB 13732, located at 13900 Jones Maltsberger

Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2025-11600053) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700143 CD (Council District 4): 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; and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Auction on 16.668 acres out of NCB 18087 and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 17.095 acres out of NCB 18087, on 33.763 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Approval, with Conditions. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700144 (Council District 6): 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 3.984 acres out of NCB 18049, located at 7626 Grissom Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2025-11600051) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Consideration and Approval of the July 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

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: 07/11/2025 04:11 PM