City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 5, 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, Legislative update on the

implementation of HB 1522, SB 840, implementation of the Northeast Corridor Revitalization Plan, 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-2025-10700125 (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 "MF-18" Limited Density Multi-Family on Lot 16, Block 8, NCB 650, located at 107 Cash Street. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

2. (Continued from 07/15/2025) 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)

3. (Continued from 7/15/2025) 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-2025-11600039) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2025-10700073 (Council District 2): A request for a change in zoning from "MF-33 CD EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Medical Clinic Administrative Offices to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lots 12 and 13, Block 10, NCB 1330, located at 1921 and 1923 Burnet Street. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600043) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2025-10700080 CD (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2P CD MLOD-2 MLR-2 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 5, 6, and P-103, NCB 7571, located at 1015 Frio City Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

6. 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 Lots P-13 and 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)

7. ZONING CASE Z-2025-10700130 (Council District 5): 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 "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 92.8 feet of Lots 5 and 6, Block 2, NCB 8290, located at 667 North General McMullen. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

8. ZONING CASE Z2025-10700131 (Council District 8): A request for a change in zoning from R-6 Residential Single-Family District, MF-33 Multi-Family District, O-2 High-Rise Office District, and C-1 Light Commercial District including AHOD Airport Hazard Overlay District as applicable to RE Residential Estate District, R-20 Residential Single-Family District, RM-4 Residential Mixed District, and C-1 Light Commercial District with AHOD Airport Hazard Overlay District remaining unchanged as applicable on NCB 11626, NE 92.49 FT OF 37(.74), NW TRI PT OF 38(.766), & NCB 11631 P-100 (5.548); NCB 11626, Block 1, Lot 50 "TUPELO ESTATES"; NCB 11626, Block 1, Lot 51 "TUPELO ESTATES"; NCB 11626, Block 1, Lot 52 "TUPELO ESTATES"; NCB 11626, Block 1, Lot 56 TUPELO HEIGHTS II; NCB 11626, Block 1, Lot 57 TUPELO HEIGHTS II; NCB 11626, Block 1, Lot 58 TUPELO HEIGHTS II; NCB 11626, Block 1, Lot 59 TUPELO HEIGHTS II; NCB 11626, Block 1, Lot 60 TUPELO HEIGHTS II; NCB 11626 (TUPELO HEIGHTS), Block 1, Lot 63; NCB 11623, Lot 29; NCB 13995, Block 2, Lot 7; NCB 13995, Block 2, Lot 8; NCB 13995, Block 2, Lot 9; NCB 13995, Block 2, Lot 10; NCB 13995, Block 2, Lot 11; NCB 13995, Block 2, Lot 12; and NCB 13995, Block 2, Lot 13. Multiple

addresses located between/on 3800 & 3900 Block of Tupelo Lane, 3800 Block of MidHorizon, 7900 Block of Donore Place and the 3800 Block of E. Songbird Lane. Staff recommends approval pending the plan amendment. (Associated Plan Amendment PA2025-11600047) (Anna Harkins, Senior Planner, 210-207-5017, Anna.Harkins@sanantonio.gov, Planning Department)

9. ZONING CASE Z-2025-10700133 (Council District 2): A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 EP-1 MLOD-3 MLR-2 AHOD" Light Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 23, Block 27, NCB 6448, located at 2634 East Houston Street. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700148 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots P-5, P-5A, and P-39, NCB 15679, located at 13639 Bulverde Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2025-11600059) (Alexa Retana, Zoning Planner, 210-207-8062, alexa.retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700152 (Council District 5): A request for a change in zoning from "R-6 RIO-7E MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay-7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 RIO-7E MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay-7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the east 42.5 feet of Lot 6, Block 1, NCB 2570, located at 117 Rehmann Street. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600052) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700161 CD (Council District 5): 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 a Duplex on Lot 5, Block 12, NCB 2255, located at 2923 West Travis Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700163 S (Council District 2): A request for a change in zoning from "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 S MLOD-3 MLR-2" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Cemetery and "MF-18 S MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery on 1.0606 acres out of NCB 1551, located at 301 Yucca Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, alexa.retana@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700164 CD (Council District 3): A request for a change in zoning from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed 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 a Conditional Use for Warehousing on Lot 60, Block 6, NCB 11099, located at 3813 Pleasanton Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2025-10700165 CD (Council District 1): A request for a change in zoning from "R-6 H UC-4 AHOD" Residential Single-Family East French Place Historic North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 CD IDZ H UC-4 AHOD" Light Commercial Infill Development Zone East French Place Historic North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for Bar/Tavern on Lot 3, NCB 6518, located at 419 East French Place. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2025-10700168 HL (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 Bakery to "R-6 CD HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional use for a Bakery on Lots 18 – 20, Block 2, NCB 3031, located at 1118 West French Place. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2025-10700169 S (Council District 10): A request for a change in zoning from “L AHOD” Light Industrial Airport Hazard Overlay District to “L S AHOD” Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Screening From Public ROWs And Adjacent Property Required) on Lot

33 and Lot 35, NCB 16587, located at 7114 and 7218 North 1604 East. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600058) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2025-10700170 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.405 acres out of NCB 13718, located at 522 Northwest Loop 410. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, alexa.retana@sanantonio.gov, Development Services Department)

Approval of Minutes

19. Consideration and Approval of the July 15, 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: 07/30/2025 04:42 PM