City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 2, 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 Culebra Park Large Area Rezoning, 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. Briefing and consideration of amendments to Chapter 35: Unified Development Code to conform to changes in state law as a result of the 89th Texas Legislative Session. Staff recommends Approval. (Logan Sparrow, Development Services Administrator, 210-207-8691, Logan.Sparrow@sanantonio.gov)

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

3. (Continued from 08/05/2025) 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)

4. (Continued from 08/19/2025) ZONING CASE Z-2025-10700083 CD (Council District 3): A request for a change in zoning from “R-20 MLOD-3 MLR-1” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to “R-6 CD MLOD-3 MLR-1” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for two (2) dwelling units on Lot 3, except the east 180 feet thereof, and the south 72.64 feet of the west 186.7 feet of Lot 2, NCB 10761, located at 4211 Boxwood Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

5. (Continued from 8/19/2025) ZONING CASE Z-2025-10700171 CD (Council District 2): A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-

Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Boarding Home Facility with no more than eight (8) residents on Lot 8, Block 15, NCB 10237, located at 334 Como Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2025-10700146 CD (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Lumber Yard and Building Materials on 1.336 acres out of NCB 15503, located at 2512 Southwest Loop 410. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Beanvides@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2025-10700153 S (Council District 3): A request for a change in zoning from “FR CD AHOD” Farm and Ranch Airport Hazard Overlay District with a Conditional Use for a Convenience Store and “FR AHOD” Farm and Ranch Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Welding Shop on Lots P-116 and P-44H, NCB 11166, located at 12050 Pleasanton Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600062) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700172 (Council District 5): A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-1 AHOD" Low Density Multi-family Lackland Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 36, Block 7, NCB 6240, located at 1730 and 1714 Saltillo Street. Staff recommends Denial. (Samantha Benavides, Zoning planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700174 CD (Council District 2): A request for a change in zoning from “R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to “R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for Studio – Interior Decorating on Lot 25, NCB 6096, located at 126 Groveland Place. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700176 CD (Council District 3): A request for a change in zoning from “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-2NA CD MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor/Studio on 0.055 acres out of NCB 7847, located at 1915 Pleasanton Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sannantonio.gov, Development Services Department)

11. "MC-4" Northeast Metropolitan Corridor and ZONING CASE Z-2025-10700181 (Council District 10, Council District 2): A request for adoption of the "MC-4" Northeast Metropolitan Corridor and for a change in zoning from multiple zoning districts to apply the "MC-4" Northeast Metropolitan Corridor overlay zoning district to the existing base and overlay zoning districts on multiple properties located within 300 feet of the outer right-of-way boundaries of Thousand Oaks (between I-35 and Wetmore Road), Perrin Beitel (between Loop 410 and Thousand Oaks), Nacogdoches Road (between Thousand Oaks and O’Connor Road), and Naco Perrin Boulevard (between Perrin Beitel and Nacogdoches Road); including portions of NCB 11964, NCB 12116, NCB 12117, NCB 13694, NCB 13706, NCB 13776, NCB 13925, NCB 13926, NCB 13927, NCB 13928, NCB 13989, NCB 13990, NCB 13991, NCB 13992, NCB 13993, NCB 14009, NCB 14010, NCB 14041, NCB 14042, NCB 14062, NCB 14149, NCB 14150, NCB 14151, NCB 14222, NCB 14223, NCB 14319, NCB 14320, NCB 14321, NCB 14328, NCB 14336, NCB 14339, NCB 14383, NCB 14384, NCB 14387, NCB 14389, NCB 14393, NCB 14397, NCB 14572, NCB 14573, NCB 14578, NCB 14589, NCB 14591, NCB 14940, NCB 14941, NCB 14945, NCB 15678, NCB 15683, NCB 15684, NCB 15685, NCB 15686, NCB 15689, NCB 15691, NCB 15698, NCB 15699, NCB 15700, NCB 15701, NCB 15716, NCB 15722, NCB 15837, NCB 15861, NCB 15862, NCB 15863, NCB 15864, NCB 15865, NCB 15869, NCB 15876, NCB 16151, NCB 16152, NCB 16153, NCB 16154, NCB 16155, NCB 16250, NCB 16260, NCB 16261, NCB 16411, NCB 16483, NCB 16498, NCB 16617, NCB 16618, NCB 16619, NCB 16673, NCB 16674, NCB 16809, NCB 16862, NCB 16910, NCB 16925, NCB 16929, NCB 16950, NCB 16952, NCB 17167, NCB 17192, NCB 17210; located in the 3700-5300 blocks of Thousand Oaks, the 8500-12000 blocks of Perrin Beitel, the 11500-14000 blocks of Nacogdoches Road, and the 3800-4100 blocks of Naco Perrin Boulevard. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, 210-207-8187, Sidra.Schimelpfening@sanantonio.gov, Planning Department)

12. ZONING CASE Z-2025-10700184 (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 "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 one (1) dwelling unit on Lot 41, Block 1, NCB 3991, located at 307 Montezuma Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700185 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 “RM-4 CD MLOD-2 MLR-2 AHOD” Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Tobacco Store - Retail on Lot A31, Block 1, NCB 3267, located at 4031 South Flores Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700188 (Council District 8): A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 24 and Lot 25, Block 2, NCB 12812, save and except the 0.052 of an acre conveyed to the City of San Antonio in Volume 4740, Page 1599, Deed Records, Bexar County, Texas, located at 7622 Louis Pasteur Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2025-10700195 CD (Council District 10): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on Lot 6, Block 1, NCB 13732, located at 3218 Thousand Oaks Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Approval of Minutes

16. Consideration and Approval of the August 19, 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: 08/26/2025 04:30 PM