City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 16, 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 on United Homeowners Improvement Association 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. (POSTPONED) ZONING CASE Z-2025-10700180 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD RM-4 AHOD" Planned Unit Development Residential Mixed Airport Hazard Overlay District with a Reduced Perimeter Setback of 10-Feet on Lots P-4, P-4A, & P-6A, NCB 16587, located at 14840 Toepperwein Road. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

2. (Continued from 9/2/2025) 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)

3. ZONING CASE Z-2025-10700166 (Council District 4): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 11.032 acres out of NCB 11295, located at 9003 Somerset Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-10700057) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2025-10700173 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District, "C-2" Commercial District, "C-3" General Commercial District, "C-3R" General Commercial Restrictive Alcoholic Sales District, and "C-3NA" General Commercial Nonalcoholic Sales District. to "R-4" Residential Single-Family District, "RM-4" Residential Mixed District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Fitness Center-Outdoor Uses Permitted, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service), and "C-2NA CD" Commercial Nonalcoholic Sales

District with a Conditional Use for Food, Mobile Vending (Base Operations), with all overlay districts remaining unchanged on approximately 14 acres out NCB 7508 and 7509, generally bounded by Pettus Street to the North, Watkins Lane to the West, and Culebra Road to the South. Staff recommends Approval. (Manuel Mottu, Senior Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2025-10700175 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10 and the west 17 feet of Lot 9, Block 2, NCB 6440, located at 421 Frio City Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2025-10700196 S (Council District 1): A request for a change in zoning from "FBZ T6-2 HL HS RIO-2 AHOD" Form Based Zoning Transect 6-2 Historic Landmark Historic Significant River Improvement Overlay 2 Airport Hazard Overlay District to "FBZ T6-2 S HL HS RIO-2 AHOD" Form Based Zoning Transect 6-2 Historic Landmark Historic Significant River Improvement Overlay 2 Airport Hazard Overlay District with a Specific Use Authorization for Hotel on Lots 10, 11, 12, Block 32, NCB 804, located at 110 Lexington Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2025-10700198 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 5 and 6, NCB 17639, located at 5650 and 5682 Easterling. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700199 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot P-214, NCB 17639, generally located in the 5000 block of Easterling Road. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600067) (Forrest Wilson Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700200 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential-Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential-Single Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 28 - 30 and the east 15 feet of Lot 27, Block 28, NCB 1810, located at 945 West Huisache Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development

Services Department)

10. ZONING CASE Z-2025-10700203 (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lots 18 and 19, Block 30, NCB 8111, save and except the 0.013 of an acre conveyed to the City of San Antonio in Volume 980, Page 313, of the Deed and Plat Records of Bexar County, Texas, located at 302 East Sunshine Drive. Staff recommends Approval. (Associated Plan Amendment Case PA-2025-11600071) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700205 (Council District 10): A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 5.397 acres out of NCB 13748, located at 3370 Nacogdoches Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600068) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700206 S (Council District 5): 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 "RM-5 S MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System with a reduced setback from residential property of 165 feet on Lot 19, Block 1, NCB 3870, located at 603 Pruitt Avenue. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Consideration and Approval of the September 2, 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: 09/10/2025 04:31 PM