City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, October 7, 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 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-2025-10700080 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. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

2. (Continued from 9/16/2025) 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)

3. ZONING CASE Z-2025-10700157 (Council District 2): A request for a change in zoning from “I-2” Heavy Industrial District, “I-1” General Industrial District, and “C-2” Commercial District to “L” Light Industrial District, “C-3” General Commercial District, "C-3 CD" General Commercial District with a Conditional Use for Construction Contractor Facility, "C-3 S" General Commercial District with a Specific Use Authorization for Machinery, Tools and Construction Equipment Sales and Service, “C-2” Commercial District, "C-2 CD" Commercial District with a Conditional Use for Office/Warehouse (Flex Space), "C-2 CD" Commercial District with a Conditional Use for Machinery, Tools and Construction Equipment Sales and Service, "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors, "C-2 CD" Commercial District with a Conditional Use for Construction Contractor Facility, "C-2 CD" Commercial District with a Conditional Use for Recreational Vehicle Park, "C-2 CD" Commercial District with a Conditional Use for Manufactured Home / Oversize Vehicle Sales, Service Or Storage, "C-2 CD" Commercial District with a Conditional Use for Freight Depot, "C-2 CD" Commercial District with a Conditional Use for Plastic / Vinyl - Manufacturing Or Processing, "C-2 CD" Commercial District with a Conditional Use for Metal Products – Fabrication, "C-2 CD" Commercial District with a Conditional Use for Gasoline Filling Station – Fleet, "C-2 CD" Commercial District with a Conditional Use for Vocational Trade (Outside Storage & Training Area Permitted), "IDZ-2" Medium Intensity Infill Development Zone District with

uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District, "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "MF-25" Multi-Family District, "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted in "RM-6" Residential Mixed District, and "R-5" Residential Single-Family District with all overlays remaining unchanged on approximately 470 acres out of NCB 10574, 10575, 10576, 10577, 13438, 13974, 14212, 14213, and 16532, generally bounded by Frost Bank Center Drive to the West, the Union Pacific Railroad Tracks to the North, Salado Creek to the East and Willow Springs Golf Course to the South. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600054) (Ashley Leal, Senior Planner, 210-207-6311, Ashley.Leal@sanantonio.gov, Development Services Department)

4. 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 MF-18 AHOD" Planned Unit Development Limited Density Multi-Family 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. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2025-10700182 CD (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 19, Block 12, NCB 7614, located at 231 Hermitage Court. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2025-10700190 (Council District 5): 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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the north 75 feet of Lot 101 and the west 25 feet of the north 75 feet of Lot 103, Block 34, NCB 3693, located at 750 Cupples Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2025-10700191 (Council District 2): A request for a change in zoning from "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and one (1) dwelling unit to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar/Tavern on the east 115 feet of Lot 6, NCB 981, located at 1421 Austin Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700192 (Council District 5): A request for a change in zoning from “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 29-31, Block 17, NCB 7503, located at 4016 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700194 (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 Lot 1, Block 4, NCB 810, located at 203 East Elmira Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700202 (Council District 3): A request for a change in zoning from "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for a Carwash to "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot 6, NCB 10759, located at 2830 Rigsby Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600073) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700204 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.167 acres out of NCB 9793, located at 1351 Basse Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700208 CD (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 5F, Block 5, NCB 8775, located at 1539 Somerset Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700213 (Council District 4): A request for a change in zoning from “I-2 S MLOD-2 MLR-1 AHOD” Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use for an Auto Salvage and “L MLOD-2 MLR-1 AHOD” Light Industrial Lackland Military Lighting

Overlay Military Lighting Region 1 Airport Hazard Overlay District to “L MLOD-2 MLR-1 AHOD” Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 8, Block 1, NCB 17364, located at 8524 New Laredo Highway. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha. Benavides@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700214 (Council District 2): A request for a change in zoning from "R-2 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 EP-1 MLOD-3 MLR-2 AHOD" Commercial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.316 acres out of NCB 1292, located at 123 and 131 Seguin Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2025-10700217 CD (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District and "MF-33 H UC-5 AHOD" Multi-Family Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office and "R-6 CD H UC-5 AHOD" Residential Single-Family Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 4 and the west 44.4 feet of Lot 5, Block 1, NCB 2999, located at 321 East Dewey Place. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2025-10700218 CD (Council District 3): A request for a change in zoning from "C-2 RIO-6 AHOD" Commercial River Improvement Overlay 6 Airport Hazard Overlay District to "C-2 CD RIO-6 AHOD" Commercial River Improvement Overlay 6 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 1, Block 1, NCB 11168, located at 2155 Chavaneaux Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2025-10700219 S (Council District 5): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay

District with Specific Use Authorization for Car Wash on Lot 4, Block 33, NCB 10562, located at 3602 Culebra Road. Staff recommends Approval, with Conditions. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2025-10700220 S (Council District 1): A request for a change in zoning from "NC IDZ UC-4 AHOD" Neighborhood Commercial Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-1 UC-4 AHOD" Limited Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, Commercial Parking Lot, and Noncommercial Parking Lot on Lots 2, 3 and 5, NCB 1719, "IDZ-1 S UC-4 AHOD" Limited Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, Commercial Parking Lot, and Noncommercial Parking Lot and a Specific Use Authorization for Parking Lot Requiring Demolition of Dwelling Units, and "IDZ-1 S AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, Commercial Parking Lot, and Noncommercial Parking Lot and a Specific Use Authorization for Parking Lot Requiring Demolition of Dwelling Units on the south 100 feet of Lot A1, NCB 1719, the south 30 feet of the north 147.13 feet of Lot A1 and the south 130.02 feet of Lots A2 and A3, Block 13, NCB 1719, located at 2619, 2615, and 2607 North Saint Mary’s Street, and 227, 225, and 221 Rose Lane. Staff recommends Approval for the properties located at 2619, 2615, and 2607 North Saint Mary’s Street, and recommends Denial for the properties located at 227, 225, and 221 Rose Lane. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2025-10700221 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Region 1 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Region 1 Airport Hazard Overlay District on the south 130 feet of the north 160 feet of the west 125 feet of Lot 13, NCB 10615, located at 600 South WW White Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2025-10700223 (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-3 NCD-5 AHOD" Single-Family Residential Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the north 50 feet of Lots 1, 2, 3, 4, Block 5, NCB 1783, located at 1021 Capitol Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-

8062, Alexa.Retana@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2025-10700224 (Council District 3): 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 "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3, Block 22, NCB 11121, located at 4211 Commercial Avenue. Staff recommends Denial, with an Alternate Recommendation. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2025-10700225 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "O-2" High Rise Office Airport Hazard Overlay District, and "I-1" General Industrial Airport Hazard Overlay District to "I-1" General Industrial Airport Hazard Overlay District on 5.6611 acres out of NCB 14088, located at 9625 Broadway Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

23. Discussion and Election of open Zoning Commission Vice Chair for the remaining term.

Approval of Minutes

24. Consideration and Approval of the September 16, 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-

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