City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, October 21, 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-2025-10700139 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Overlay Airport Hazard Overlay District to "R-2 H AHOD" Single-Family Residential Dignowity Hill Historic Overlay Airport Hazard Overlay District on the east 31.1 feet of Lot 2, Block 15A, NCB 576, located at 1510 East Houston Street. (Associated Plan Amendment Case PA-2025-11600077) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

2. (POSTPONED) ZONING CASE Z-2025-10700216 CD (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 "R-4 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 four (4) dwelling units on the north 150 feet of Lot 5, Block 11, NCB 2164, located at 1450 Delgado Street. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

3. (POSTPONED) ZONING CASE Z-2025-10700233 S (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for Supportive Housing Campus on 2.136 acres out of NCB 8695, located at 3038 Eisenhauer Road. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Service Department)

4. (POSTPONED) ZONING CASE Z-2025-10700235 (Council District 2): A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District to "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District on 0.240 acres out of NCB 14037, located at 3310 North Interstate Highway 35. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

5. (POSTPONED) ZONING CASE Z-2025-10700236 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Filed Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Filed

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, NCB 14525, located at 4722 Rittiman Road. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

6. (POSTPONED) ZONING CASE Z-2025-10700237 CD (Council District 4): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage and Sales on Lot P-3F, NCB 15173, located at 6227 Southwest Loop 410. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

7. (POSTPONED) ZONING CASE Z-2025-10700239 (Council District 4): 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 "PUD MF-33 MLOD-2 MLR- 2 AHOD" Planned Unit Development Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Reduced Perimeter Setback of 10' on 10.69 acres out of CB 4005 and CB 4285, generally located in the 10000 block of Zarzamora Street. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

8. (Continued from 10/7/2025) 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)

9. (Continued from 10/07/2025) 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)

10. (Continued from 10/7/2025) 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. (Continued from 10/7/2025) 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)

12. ZONING CASE Z-2025-10700129 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units with an allowance of a fence height up to eight (8) feet, on Lot 18, Block G, NCB 647, located at 433 Spruce Street. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600045) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700155 CD (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-2 CD MLOD-3 MLR-2 AHOD” Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 7-11, Block 21, NB 3196, located at 1514 Rigsby Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600064) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700189 (Council District 1): A request for a change in zoning from "FBZ SD AHOD" Form Based Zoning Specialized District Airport Hazard Overlay District to "FBZ T4-1 AHOD" Form Based Zoning Transect 4-1 Airport Hazard Overlay District on Lot 1 and the south 53.6 feet of the west 15 feet of Lot 2, Block 11, NCB 837, located at 818 Brooklyn Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Service Department)

15. ZONING CASE Z-2025-10700193 CD (Council District 3): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor/Studio on Lot 38, NCB 10978, located at 2527 Goliad Road. Staff recommends

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

16. ZONING CASE Z-2025-10700212 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" General Commercial Airport Hazard Overlay District on the south 60 feet of Lots 9 and 10, Block 12, NCB 3939, located at 2315 Blanco Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2025-10700215 S (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Cabinet or Carpenter Shop on Lots 22 and 23, Block 1, NCB 7298, located at 402 Earl Street. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600082) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2025-10700230 (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 Lot 2, Block 2, NCB 18086, located at 7614 Grissom Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600080) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2025-10700231 (Council District 3): A request for a change in zoning from "C-2 H MC-1 AHOD" Commercial Mission San Jose Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District and "C-2 H AHOD" Commercial Mission San Jose Historic Airport Hazard Overlay District to "IDZ-2 H MC-1 AHOD" Medium Intensity Infill Development Zone Mission San Jose Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Party House, Reception Hall, and Meeting Facility, Bingo Parlor, and Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments) and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Mission San Jose Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Party House, Reception Hall, and Meeting Facility, Bingo Parlor, and Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments) on Lot 25, Block 7, NCB 11911, located at 3371 Roosevelt Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2025-10700232 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "C-2 NCD-2 AHOD" Commercial Alta

Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 3 and 4, Block 34, NCB 1856, located at 526 and 530 West Woodlawn Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600074) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2025-10700240 (Council District 10): 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 12, NCB 11868, located at 1014 Northeast Loop 410. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2025-10700241 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 18 and the south 32.75 feet of Lot 1, Block 2, NCB 654, located at 701 Indiana Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

23. Discussion and Election of open Zoning Commission Pro-Tem for the remaining term.

24. Consideration and Approval of the 2026 Zoning Commission Meeting Calendar.

Approval of Minutes

25. Consideration and Approval of the October 7, 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.

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