City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 18, 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. (Continued from 10/21/2025) 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)

2. 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)

3. 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 "IDZ-2 MLOD-3 MLR-1" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with uses permitted in "C-2" Commercial District, Office Warehouse (Flex Space), and Motor Vehicle Sales (Full Service) 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)

4. ZONING CASE Z-2025-10700210 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 "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 9, Block 40, NCB 3308, located at 1034 Hammond Avenue. Staff recommends Approval. (Alexa Retana, Zoning

Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2025-10700222 (Council District 5): A request for a change in zoning from “R-6 AHOD” Residential Single-Family 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 District on Lot 9, Block 1, NCB 3528, located at 334 Helena Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2025-10700247 CD (Council District 1): A request for a change in zoning from "R-4 NCD-10 AHOD" Residential Single-Family Monte Vista Terrace Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-10 AHOD" Residential Single-Family Monte Vista Terrace Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 46, Block 3, NCB 6557, located at 135 West Norwood Court. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2025-10700251 CD (Council District 3): A request for a change in zoning from “IDZ H MC-1 AHOD” Infill Development Zone Mission San Jose Historic Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Reception Hall & Meeting Facilities and “IDZ H AHOD” Infill Development Zone Mission San Jose Historic Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Reception Hall & Meeting Facilities to “C-2 CD H MC-1 AHOD” Commercial Mission San Jose Historic Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body and “C-2 CD H AHOD” Commercial Mission San Jose Historic Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body with all overlays to remain the same on Lot 7, NCB 7676, located at 3406 Roosevelt Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700256 (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 2, Block 4, CB 4297C, located at 15511 Applewhite Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700259 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-74 E and Lot

P-74 G, NCB 15008, located at 8880 Heath Circle Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700262 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 11, Block 4, NCB 9847, located at 111 Belfast Drive. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600090) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700264 CD (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff recommends Denial. (Associated Plan Amendment Case PA-2025-11600091) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

12. Discussion and Election of open Planning Commission & Technical Advisory Committee Alternate.

Approval of Minutes

13. Consideration and Approval of the November 4, 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: 11/12/2025 02:51 PM