# City of San Antonio

# AGENDA

## Zoning Commission

Development and Business Services
Center
1901 South Alamo

**Tuesday, December 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 UDC Section 35-422 and Section 35-423 about Conditional Uses and Specific Use Authorizations, 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 11/04/2025) 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)

2. (Continued from 11/18/2025) 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, NCB 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)

3. (Continued from 11/18/2025) 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)

4. (Continued from 11/18/2025) 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)

**5.** (Continued from 11/18/2025) 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)

**6.** Z-2025-10700137 CD S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edward Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edward Recharge Zone District with a Conditional Use for Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted) and a Specific Use Authorization for Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted) over the Edwards Recharge Zone District on 0.049 acres out of NCB 16125, located at 2250 Thousand Oaks Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**7.** 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. Staff recommends Approval. (Associated Plan Amendment Case PA-2025-11600077) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**8.** 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. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**9.** 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. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**10.** 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. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**11.** 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 Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, NCB 14525, located at 4722 Rittiman Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

**12.** 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 Sales and Storage on Lot P-3F, NCB 15173, located at 6227 SW Loop 410. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

**13.** 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. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**14.** ZONING CASE Z-2025-10700243 (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the south 69.7 feet of Lot 1, Block 1, NCB 391, located at 104 Ogden Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**15.** ZONING CASE Z-2025-10700246 S (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 S MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot 8 and the west 98 feet of Lot 9, NCB 16072, located at 5321 Casa Bella Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

**16.** ZONING CASE Z-2025-10700248 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "L MLOD-3 MLR-2 AHOD" Light Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, Block 1, NCB 15732, located at 116 Remount Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**17.** ZONING CASE Z-2025-10700280 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 23 and 24, Block 4, NCB 2154, located at 505 Arbor Place. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**18.** ZONING CASE Z-2025-10700282 (Council District 2): A request for a change in zoning from “R-5 MLOD-3 MLR-1” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and “R-5 MLOD-3 MLR-1 AHOD” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1Airport Hazard Overlay District to “I-1 MLOD-3 MLR-1” Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and “I-1 MLOD-3 MLR-1 AHOD” Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District Airport Hazard Overlay District with all overlays to remain the same on 7.429 acres out of NCB 12867 and 8.757 acres out of NCB 12867, located at 572, 605, 606, and 607 Pop Gunn Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

**Approval of Minutes**

**19.** Consideration and Approval of the November 18, 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: 11/24/2025 04:38 PM