City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 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 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 12/02/2025) 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)

2. (Continued from 12/02/2025) 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)

3. (Continued from 12/02/2025) 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)

4. (Continued from 12/02/2025) 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)

5. ZONING CASE Z-2025-10700145 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District 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 District Airport Hazard Overlay District on Lot P-13, Lot P-17B, and Lot P-21, NCB 15894, located at 7038 Branching Court. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2025-10700225 (Council District 10): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 1.467 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)

7. ZONING CASE Z-2025-10700260 CD (Council District 4): A request for a change in zoning from “C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Flea Market to "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Vocational Trade (Outside Storage & Training Area Permitted) on 2.00 acres out NCB 14493, located at 9333 Southwest Loop 410. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700261 CD (Council District 1): A request for a change in zoning from "C-2 NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Tattoo Parlor on Lot 13, Block 17, NCB 2069, located at 1449 Culebra Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700268 CD (Council District 2): 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 District 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 District Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 7, Block 21, NCB 1325, located at 1530 Lamar Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700270 (Council District 1): A request for a change in zoning from "O-2 HL NCD-2 AHOD" High-Rise Office Historic Landmark Alta Vista Neighborhood Conservation District Airport Hazard Overlay District, "C-2 HL NCD-2 AHOD" Commercial Historic Landmark Alta Vista Neighborhood Conservation District Airport Hazard Overlay District, and "MF-33 HL NCD-2 AHOD" Multi-Family Historic Landmark Alta Vista Neighborhood Conservation District Airport Hazard Overlay District to "T-MX-3 HL NCD-2 AHOD" Transit Oriented Development Mixed-Use 3 Historic Landmark Alta Vista Neighborhood Conservation District Airport Hazard Overlay District on Lots 6, 7, 13, 14, 15, the east 11.41 feet of Lot 5, the west 52.4 feet of Lot 8, and the west 43 feet of Lot 16, Block 10, NCB 1890, located at 602 West French Place. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600095) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700277 (Council District 5): A request for a change in zoning from "R-6 RIO-7E AHOD" Residential Single-Family Rio Improvement Overlay-7E Airport Hazard Overlay District to "IDZ-1 RIO-7E AHOD" Limited Intensity Infill Development Zone Rio Improvement Overlay-7E Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 23, Block 1, NCB 1011, located at 219 Keller Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700279 (Council District 5): 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 six (6) dwelling units on Lots 21, 22, and 23, Block 10, NCB 3129, located at 141 Castillo Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2025-11600092) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2025-10700281 (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 District Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 District Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and three (3) dwelling units on Lot 3, NCB 6288, located at 2024 South Flores Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700284 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 17-21, Block 25, NCB 6886, located

at 2324 Blanco Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2025-10700286 S (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Hospital, and "C-2 S UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Hospital to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases and "C-2 S UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases with all overlays to remain the same on Lot 18, Block 20, NCB 393, located at 308 East Evergreen Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2025-10700288 (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 "C-2P NA MLOD-2 MLR-2 AHOD" Commercial Pedestrian Nonalcoholic Sales Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 14 and 15, Block 2, NCB 6112, located at 725 Montezuma Street. Staff recommends Denial, with an Alternate Recommendation. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2025-10700290 (Council District 1): A request for a change in zoning from "FBZ T6-2 RIO-2 AHOD" Form Based Zoning Transect 6-2 River Improvement Overlay 2 Airport Hazard Overlay District and "FBZ T5-1 RIO-2 AHOD" Form Based Zoning Transect 5-1 River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "C-3" General Commercial District, "O-1.5" Mid-Rise Office District, "O-2" High-Rise Office District, and 390 Dwelling Units on Lots 6 and 7, Block 1, NCB 1036, located at 326 West Jones Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2025-10700291 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 16, Block 7, NCB 2045, located at 136 University Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2025-10700292 S (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 and "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on 1.454 acres out of NCB 15180, located at 333 Valley Hi Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2025-10700296 (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 the south 96.83 feet of Lot 8, Block 78, NCB 2773, located at 1416 West Hildebrand Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600098) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Approval of Minutes

21. Consideration and Approval of the December 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

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Posted on: 12/10/2025 03:44 PM