City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, January 20, 2026 **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. ZONING CASE Z-2025-10700116 (Council District 5): A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Lumber Yard and Building Materials on Lots 25 and 26, Block 113, NCB 186, located at 607 South Comal Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

2. ZONING CASE Z-2025-10700198 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lots 5 and 6, NCB 17639, located at 5650 and 5682 Easterling. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2025-10700199 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-1" Light Commercial District on Lot P-214, NCB 17639, generally located in the 5000 block of Easterling. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2025-10700226 (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 in “C-1” Light Commercial District and a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week on Lots 5, 7, and 8, NCB 2569, located at 302 and 306 East Cevallos Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2025-10700227 (Council District 5): A request for a change in zoning from "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and Wine Boutique on Lot 1, Block 4, NCB 2575, located at 302 East Fest Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2025-10700229 (Council District 1): 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 five (5) dwelling units on Lot 1, Block 3, NCB 1726, located at 201 East Courtland Place. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600078) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2025-10700265 CD (Council District 1): A request for a change in zoning from "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 4, Block 2, NCB 752, located at 201 Woodby Court. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700272 (Council District 7): A request for a change in zoning from "R-5 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 Noncommercial Parking Lot and "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Home Improvement Center to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 8 and 9, and the west 32.35 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600096) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700275 (Council District 6): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, Manufactured Home/Oversized Vehicle Sales, Service, or Storage, and Parking and/or Storage - Long Term, on Lot 24, Block 5, NCB 15563, located at 7439 West Military Drive. Staff recommends Denial. (Associated Plan Amendment Case PA-2025-11600093) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700285 CD (Council District 5): 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay

Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 13, Block 3, NCB 12698, located at 722 Menefee Boulevard. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700289 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District on Lots 1 and 2, Block A, NCB 2873, located at 2121 South Flores Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

12. 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 DN AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Development Node 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)

13. ZONING CASE Z-2025-10700293 S (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for Urban Farm on 2.056 acres out of NCB 8362, located at 410 East Cheryl Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700298 (Council District 5) A request to change the zoning from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9, Block 1, NCB 7120, located at 240 Castroville Road. Staff recommends Approval. (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

15. ZONING CASE Z-2025-10700300 CD (Council District 7): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 CD AHOD" Light

Commercial Airport Hazard Overlay District with a Conditional Use for Laboratory - Research Or Testing on Lot 10, Block 4, NCB 14277, located at 4400 South Piedras Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2025-10700302 (Council District 3): A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-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 Lot 2, Block 21, NCB 7790 and 0.226 acres out of NCB 7790, located at 904 Pleasanton Road and 347 West Sayers Avenue. Staff recommends Approval for the zoning on Lot 2, BLock 21, NCB 7790, located at 904 Pleasanton Road, and Denial for 0.226 acres out of NCB 790, located at 347 West Sayers Avenue. (Associated Plan Amendment Case PA-2025-11600105) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2025-10700303 (Council District 5): 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-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 28, Block 3, NCB 7900, located at 206 West Hart Avenue. Staff recommends Denial. -(Associated Plan Amendment PA-2025-11600104) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2025-10700306 CD (Council District 10): 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 Construction Trades Contractors on Lot 26, Block 2, NCB 16673, located at 13526 Nacogdoches Road. Staff recommends Approval with Conditions. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2025-10700309 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on 1.313 acres out of NCB 13007, located at 4415 Dividend Drive. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600101) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2025-10700310 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on the north 331.88 feet of the east 99 feet of Lot TR-1, NCB 11153, located at 1023 East Ashley Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2025-10700311 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 26, Block 26, NCB 15434, located at 446 Demya Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2025-10700314 (Council District 7): A request for a change in zoning from "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 11, Block 44, NCB 9604, located at 2459 Cincinnati Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

23. ZONING CASE Z-2025-10700315 (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-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-46, Block 38, NCB 17877, generally located in the 2200 block of Hunt Lane. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

24. ZONING CASE Z-2025-10700316 (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-2NA MLOD-2 MLF-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 41 and 42, Block 5, NCB 6494, located at 2601 Guadalupe Street. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600109) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

25. ZONING CASE Z-2025-10700318 (Council District 2): A request for a change in zoning from "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, 100 units per acre, Bar And/Or Tavern With Cover Charge 3 or More Days Per Week, Nightclub With Cover Charge 3 or More Days Per Week, Microbrewery, Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases, Beverage - Manufacturing Or Processing, Entertainment Venue (outdoor), Live Entertainment With and Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment) and "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, 100 units per acre, Bar And/Or Tavern With Cover Charge 3 or More Days Per Week, Nightclub With Cover Charge 3 or More Days Per Week, Microbrewery, Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases, Beverage - Manufacturing Or Processing, Entertainment Venue (outdoor), Live Entertainment With and Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment) with all overlays to remain the same on 0.384 acres out of NCB 6323, located at 1523 North Alamo Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

26. ZONING CASE Z-2025-10700323 (Council District 5): A request for a change in zoning from "R-4 WQ AHOD" Residential Single-Family West Side Creeks Water Quality Protection Area Airport Hazard Overlay District to "IDZ-2 WQ AHOD" Medium Intensity Infill Development Zone West Side Creeks Water Quality Protection Area Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on 0.2429 acres out of NCB 2346, located at 411 and 417 South San Marcos Street. Staff recommends Denial, with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

27. ZONING CASE Z-2025-10700327 (Council District 7) A request to change the zoning from “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-3 MLOD-2 MLR-2 AHOD” Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 17, NCB 11457, located at 5050 Hemphill Drive. Staff recommends Denial. (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

28. ZONING CASE Z-2025-10700328 S (Council District 4): A request for a change in zoning

from "C-2NA S MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Commercial Athletic Field with a five year time limitation and "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales 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 a Specific Use Authorization for a Car Wash on 1.810 acres out of NCB 14901, generally located in the 9000 block of South Zarzamora Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

29. ZONING CASE Z-2025-10700329 CD (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Outside Storage (Screening from Public ROWs and Adjacent Property Required) on 4 acres out of NCB 18225, generally located in the 10000 block of Weichold Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600108) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Approval of Minutes

30. Consideration and Approval of the December 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

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Posted on: 01/13/2026 06:21 PM