City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, February 3, 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-2025-10700252 CD (Council District 4): A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Manufactured Home / Oversize Vehicle Sales, Service Or Storage on 1.199 acres out of NCB 15324, located at 5251 Old Pearsall Road. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

2. (Continued from 1/20/26) 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)

3. ZONING CASE Z-2025-10700274 CD (Council District 7): A request for a change in 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-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 on Lots 15 and 16, Block 33, NCB 11473, located at 1403 Watkins Lane. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2025-10700295 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 19, Block 4, NCB 3531; Lot 22, Block 1, NCB 6170, located at 731 Probandt Street and

"IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Noncommercial Parking Lot on Lot 12, Block 4, NCB 3531, located at 134 King Roger Street; on Lot 12 and Lot 19, Block 4, NCB 3531; Lot 22, Block 1, NCB 6170, located at 731 Probandt Street and 134 King Roger Street. Staff recommends Approval for the property located at 731 Probandt Street. Staff recommends Denial for the property located at 134 King Roger Street. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2025-10700297 (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 1.00 acre out of NCB 15197, located at 735 Cedarhurst Drive. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2025-10700305 CD (Council District 2): 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 Wrecker Service on Lot 12, NCB 11899, located at 430 Hartline Drive. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600103) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2025-10700308 CD (Council District 4): A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Manufactured Home / Oversize Vehicle Sales, Service, or Storage on 3.438 acres out of NCB 15421, located at 322 Tarasco Drive. Staff recommends Approval with Conditions. (Associated Plan Amendment PA-2025-11600100) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

8. (WITHDRAWN) ZONING CASE Z-2025-10700317 (Council District 4): A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 10, Block 003, NCB 15634, located at 5402 Gwenda Lea. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700319 (Council District 2): A request for a change in zoning from "RM-4 CD H MLOD-3 MLR-2 AHOD" Residential Mixed Knob Hill Historic Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with up to 10 Residents to "MF-33 H MLOD-3 MLR-2 AHOD" Multi-Family Knob Hill Historic Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10 and the west 25 feet of Lot 11, Block 4, NCB 3888, located at 1236 Virginia Boulevard. Staff recommends Denial. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700332 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 24, Lot 25, and the west 6.25 feet of Lot 26, Block 19, NCB 1791, located at 1041 West Agarita Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700333 CD (Council District 7): A request for a change in zoning from "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for Self-Service Car Wash to "C-1 CD" Light Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 3, NCB 17909, located at 8504 Old Tezel Road. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700335 (Council District 1): A request for a change in zoning from "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-6” Residential Mixed District on Lots 43 and 44, Block 2, NCB 3031, located at 403 Blanco Road. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600114) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

13. (WITHDRAWN) ZONING CASE Z-2025-10700336 S (Council District 1): A request for a change in zoning from "C-2 H HS AHOD" Commercial King William Historic Overlay Historic Significant Airport Hazard Overlay District and "C-2 H AHOD" Commercial Historic Overlay Historic Significant Airport Hazard Overlay District to "C-2 S IDZ H HS AHOD" Commercial Infill Development Zone Overlay King William Historic Overlay Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for Private Club with all overlays to remain the same on Lot 7, Block 3, NCB 744, located at

1029, 1035, 1037, and 1023 South Alamo Street. Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2025-10700337 (Council District 4): A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R- 4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-62, NCB 17364, and Lot P-62A, NCB 15613, located at 4621 Cassin Road and 9233 New Laredo Highway. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600115) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

15. Nominations and elections for Chair, Vice Chair, and Pro-Tem.

Approval of Minutes

16. Consideration and Approval of the January 20, 2026 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: 01/28/2026 03:11 PM