City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, February 17, 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. **Starting on April 1, 2026, voicemails will no longer be accepted for public comment. Please submit your comments in writing or attend the meeting and sign up to speak.**

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. (WITHDRAWN) ZONING CASE Z-2025-10700314 (Council District 7): A request for a change in zoning from "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting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. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

2. (Continued from 01/20/2026) 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)

3. (Continued from 01/20/2026) 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) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

4. (Continued from 01/20/2026) ZONING CASE Z-2025-10700327 (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-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)

5. (Continued from 02/03/2026) ZONING CASE Z-2025-10700272 CD (Council District 7): A request for a change in zoning from "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Home Improvement Center to "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 9 and the west 32.35 feet of Lot 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

6. (Continued from 02/03/2026) 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 Lot 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)

7. (Continued from 02/03/2026) 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)

8. (Continued from 02/03/2026) 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)

9. (Continued from 02/03/2026) 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)

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

Approval of Minutes

11. Consideration and Approval of the February 3, 2026 Zoning Commission Minutes.

Director’s Report

Adjournment

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.

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: 02/11/2026 03:18 PM