City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, March 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. **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. (POSTPONED) ZONING CASE Z-2026-10700006 S (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 and "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales 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 21, Block 3, NCB 9470 and "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 Carwash on Lots 34 and 35, Block 3, NCB 9470, located at 3759 and 3791 Pleasanton Road, and 111 West Petaluma Boulevard. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

2. ZONING CASE Z-2025-10700278 S ERZD (Council District 9): A request for a change in zoning from “C-2 MLOD-1 MLR-1 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District Edwards Recharge Zone District with a Specific Use Authorization for Laundry And Dry Cleaning - Self Service on Lot 18, NCB 19218, located at 20318 Huebner Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2025-10700301 CD ERZD (Council District 9): A request for a change in zoning from “PUD R-6 MLOD-1 MLR-2 ERZD” Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “PUD R-6 CD MLOD-1 MLR-2 ERZD” Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for three (3) dwelling units on Lot 24, Block 11, NCB 18217, located at 21607 Roan Bluff. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

4. (Continued from 02/03/2026) 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. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

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

6. (Continued from 02/17/2026) 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)

7. (Continued from 02/17/2026) 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. ZONING CASE Z-2025-10700234 (Council District 2): A request for a change in zoning from "O-2 H AHOD" High Rise Office Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 21, Block 2, NCB 1370, located at 1817 East Houston Street. Staff

recommends Approval. (Jewel Polimis, Zoning Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700250 CD (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for four (4) units on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700275 CD (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 "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 Manufactured Home/Oversized Vehicle Sales, Service Or Storage, 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)

11. ZONING CASE Z-2025-10700313 CD (Council District 3): 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 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 9 and 10, Block 1, NCB 7795, located at 125 Stonewall Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600110) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2025-10700322 (Council District 5): A request for a change in zoning from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay 7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "O-1 RIO-7E MLOD-2 MLR-2 AHOD" Office River Improvement Overlay 7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2A, Block 3, NCB 6167, located at 238 West Fest Street. Staff recommends Approval. (Jewel Polimis, Zoning Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700002 CD (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 Airport Hazard Overlay District and "I-1

MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance on 8.819 acres out of NCB 13951, located at 6464 Historic Old Highway 90. Staff recommends Approval. (Samantha Benavides, Zoning planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700003 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial 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 on Lots 26-28, Block 6, NCB 6794, generally located in the 700 block of East Myrtle Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700005 (Council District 10): A request for a change in zoning from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District to "C-3NR MC-3 AHOD" General Commercial Noise Restricted Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District on Lot 16 and the east 48.95 feet of Lot 17, Block 37, NCB 11837, located at 1632 Northeast Loop 410. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2026-10700010 (Council District 4): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 158.708 acres out of CB 4298, located at 14518 Watson Road. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2026-10700012 S (Council District 5): 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 "RM-5 S MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System with a reduced setback from residential property of 24 feet, on Lot 19, Block 1, NCB 3870, located at 601 Pruitt Avenue. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2026-10700014 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2

AHOD" Commercial Airport Hazard Overlay District on Lots P-100B and P-100C, NCB 18570, generally located in the 8000 block of Guilbeau Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600004) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2026-10700015 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial 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 35, and 0.516 acres out of NCB 11928, located at 7701 Broadway Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2026-10700017 S (Council District 3): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body – Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on 2.034 acres out of NCB 10879, generally located in the 3000 block of City Base Landing. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2026-10700018 (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 and “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.126 acres out of NCB 11107, generally located in the 100 block of Moursund Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2026-10700019 (Council District 1): A request for a change in zoning from "O-2 H AHOD" High Rise Office King William Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lots 1 and 2, Block 4, NCB 948, located at 230 Pereida Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Approval of Minutes

23. Consideration and Approval of the February 17, 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.

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