City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, March 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. (POSTPONED) ZONING CASE Z-2025-10700201 ERZD (Council District 8): A request for a change in zoning from "R-6 UC-1 MLOD-1 MLR-2 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "NC UC-1 MLOD-1 MLR-2 ERZD" Neighborhood Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "NC MLOD-1 MLR-2 ERZD" Neighborhood Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 1 and 2, Block 30, NCB 14781 and Lot 36, Block 38, NCB 14789, located at 7203 and 7223 Wild Eagle Road, and 16000 Babcock Road. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

2. (POSTPONED) ZONING CASE Z-2026-10700022 CD (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Region 2 to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Region 2 with a Conditional Use for two (2) dwelling units on Lot 15, Block 7, NCB 9541, located at 2058 Lamar Street. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2025-10700321 S ERZD (Council District 8): A request for a change in zoning from "C-3NA S ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District with a Specific Use Authorization for Electrical Contractor Facility to "C-3NA S ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District with a Specific Use Authorization for Construction Contractor Facility - screening required for outdoor storage from public ROWs and adjacent property except in "I-2" on Lot 17, Block 3, NCB 17616, located at 13406 Western Oak Drive. Staff recommends Denial.. (Associated Plan Amendment PA-2025-11600106) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

4. (Continued from 03/03/2026) 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)

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

6. ZONING CASE Z-2025-10700151 CD (Council District 8): A request for a change in zoning from "R-20 CD MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Assisted Living Facility up to 16 Residents to "C-2NA CD MLOD-1 MLR-1" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Construction Contractor Facility on Lot 8, Block 1, NCB 18336, located at 7095 Heuermann Road. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2025-10700245 S (Council District 4): A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Screening From Public ROWs And Adjacent Property Required) on Lot 1, Block 5, NCB 16458 and Lot P-18, CB 4296, located at 3610 Speedway Run. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700271 CD (Council District 2) A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility with a fence height up to eight (8) feet on the northern portion of the southwest one-half of Lot 12, Block 1, NCB 13801, located at 5210 Sherri Ann Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700304 (Council District 7): A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-2 AHOD” Commercial District Airport Hazard Overlay and "C-3 AHOD" General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 3.610 acres out of NCB 11610, located at 7271 Wurzbach Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197,

Eradio.Gomez@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2025-10700326 (Council District 4): A request for a change in zoning from "FR MLOD-2 MLR-2 AHOD" Farm and Ranch 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 P-35, CB 4005, located at 10781 South Zarzamora Street. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2025-10700334 (Council District 1): A request for a change in zoning from "C-2 UC-5 AHOD" Commercial McCullough Urban Corridor Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone McCullough Urban Corridor Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Wine Boutique on Lot 16, Block 1, NCB 853, located at 2520 McCullough Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700001 S (Council District 3): 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 and "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-6 S MLOD-3 MLR-2" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Wireless Communication System on 0.3625 acres out of NCB 10779, located at 2747 South WW White Road. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700011 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.706 acres out of NCB 16570, located at 3730 Weichold Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600005) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700016 CD (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 41.66 feet of Lots 5-8, Block 5, NCB 1783, located at 1001 Capitol Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700024 CD (Council District 10): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "NP-8 CD AHOD" Neighborhood Preservation Airport Hazard Overlay District with a Conditional use for two (2) dwelling units on Lot 19, Block 20, NCB 10420, located at 731 East Nottingham Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2026-10700027 (Council District 1): A request for a change in zoning from "C-1 HS AHOD" Light Commercial Historic Significant Airport Hazard Overlay District to "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District on Lot 8 and Lot 10, Block 5, NCB 371, located at 311 Howard Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2026-10700029 CD (Council District 4): Ordinance amending the Zoning District Boundary from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Parking And/Or Storage - Long Term on 15.584 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2026-10700030 (Council District 1): A request for a change in zoning from "C-2 H AHOD" Commercial Olmos Park Terrace Historic Airport Hazard Overlay District and "R-4 H AHOD" Residential Single-Family Olmos Park Terrace Historic Airport Hazard Overlay District to "C-2 H AHOD" Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lot 100, Block 4, NCB 9008, located at 5334 San Pedro Avenue. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600007) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Approval of Minutes

19. Consideration and Approval of the March 3, 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: 03/11/2026 04:11 PM