City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 7, 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:

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.

Work Session

12:15 P. M. Staff briefing regarding Chapter 35 (Unified Development Code) amendments to regulate construction or operation of detention facilities within city limits, 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-2025-10700201 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 with all overlays to remain the same 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. Staff recommends Approval for 7203 Wild Eagle Road and 16000 Babcock Road. Staff recommends Denial for 7223 Wild Eagle Road. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

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

3. (Continued from 03/17/2026) 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)

4. (Continued from 03/17/2026) 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)

5. (Continued from 03/17/2026) 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)

6. (Continued from 03/17/2026) 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)

7. ZONING CASE Z-2025-10700209 (Council District 4): A request for a change in zoning from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.523 acres out of NCB 8777, located at 1139 New Laredo Highway. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600072) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2025-10700267 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1" General Industrial Martindale Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 30, NCB 10734, located at 1265 South WW White Road. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700276 S (Council District 2): A request for a change in zoning from "MF-33 S MLOD-3 MLR-1 AHOD" Multifamily Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for adult daycare, and "R-5 MLOD-3 MLR-1 AHOD"

Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 S MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a specific use authorization for a child care facility (7-12 children) on Lots 3, 4, 5, 6, 7, and P-100, Block 3, NCB 12630, located at 111 Dunaff Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700007 (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 Overlay District to “IDZ-1 MLOD-2 MLR-2 AHOD” Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Overlay District with uses permitted within “C-1” Light Commercial on Lot 3B, Block 5, NCB 2428, located at 2408 El Paso Street. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700008 S (Council District 4): A request for a change in zoning from “C-2 S MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Hotel to “C-2 S MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Medical - Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases on 5.859 acres out of NCB 16000, generally located in the 6300 block of Southwest Loop 410. Staff recommends Approval, with Conditions (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. 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 "C-1 H AHOD" Light Commercial King William Historic Airport Hazard Overlay 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)

13. ZONING CASE Z-2026-10700025 CD (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 3, Block 66, NCB 3334, located at 1210 Kayton Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700032 (Council District 2): A request for a change in zoning from "MXD EP-1 MLOD-3 MLR-2" Mixed-Use Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with uses permitted in "C-2" Commercial District, 40 Live/Work Loft Units, Alcohol - Bar And/Or Tavern with Cover Charge 3 or More Days Per Week, and Commercial Parking Lot to "MXD EP-1 MLOD-3 MLR-2" Mixed-Use Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with uses permitted in "C-2" Commercial District, 40 Live/Work Loft Units, Live Entertainment With Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Alcohol - Bar And/Or Tavern with Cover Charge 3 or More Days Per Week, Entertainment Venue (Indoor), Tattoo Parlor/Studio, and Parking Lot – Commercial with a Major Site Plan Amendment on Lot 17, NCB 10233, located at 215 Coca Cola Place. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700035 (Council District 8): A request for a change in zoning from "C-3R MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 and "I-1 MLOD-1 MLR-2" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 to "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 on Lot 9, Block 1, NCB 16820, located at 12719 Spectrum Drive. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2026-10700036 CD (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 "R-4 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 two (2) dwelling units on Lot 33, Block 31, NCB 3514, located at 664 Thompson Place. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2026-10700040 (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 “MF-18 MLOD-2 MLR-1 AHOD” Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 10, Block 9, NCB 15507 , located at 418 and 422 Altitude Drive. Staff recommends Approval. (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

18. ZONING CASE Z-2026-10700042 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-1 AHOD" Residential Single-Family Roosevelt Avenue Corridor Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-5 MC-1 AHOD" Residential Mixed Roosevelt Avenue Corridor Airport Hazard Overlay District with all overlays to remain the same on Lots 10 and 11, Block 2, NCB 6513, located at 116 Palo Blanco Street. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2026-10700043 (Council District 1): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ-1 AHOD” Limited Intensity Development Zone Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District and two (2) dwelling units on Lot C, NCB 1756, located at 1115 East Euclid Avenue. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2026-10700044 (Council District 1): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ-1 AHOD” Limited Intensity Development Zone Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District and two (2) dwelling units on Lots 24 and 25, Block 6, NCB 6794, located at 760 East Myrtle. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2026-10700045 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 12, Block 2, NCB 9793, located at 1315 Basse Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2026-11600011) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2026-10700048 CD S (Council District 1): A request for a change in zoning from "C-3 UC-4 AHOD" General Commercial North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD CD S" Light Commercial North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use and Specific Use Authorization to permit a Tobacco Store - Retail/Hookah Lounge or Smoking Room within 1,000 feet of a public or private school, daycare, or institution of higher learning on Lots A and B, NCB 861, located at 3109 North Saint Mary’s Street. Staff recommends Denial. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

23. ZONING CASE Z-2026-10700049 S (Council District 7): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization to permit a Tobacco Store - Retail/Hookah Lounge or Smoking Room within 1,000 feet of a public or private school, daycare, or institution of higher learning on the west 125.68 feet of Lot 4, Block 8, NCB 12788, located at 1739 Babcock Road. Staff recommends Denial. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

24. ZONING CASE Z-2026-10700050 S (Council District 7): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization to permit a Tobacco Store - Retail/Hookah Lounge or Smoking Room within 1,000 feet of a public or private school, daycare, or institution of higher learning on Lot 17, Block 1, NCB 13914, located at 6430 Callaghan Road. Staff recommends Denial. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

25. ZONING CASE Z-2026-10700052 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1 MC-4 AHOD" General Industrial Northeast Metropolitan Corridor Airport Hazard Overlay District and "C-3NA MC-4 AHOD" General Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District to "C-3NA MC-4 AHOD" General Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Airport Hazard Overlay District with all overlays to remain the same on 1.391 acres out of NCB 15684, located at 10803 Perrin Beitel Road. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

26. ZONING CASE Z-2026-10700053 (Council District 5): A request for a change in zoning from “R-6 WQ MLOD-2 MLR-2 AHOD” Residential Single-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “IDZ-3 WQ MLOD-2 MLR-2 AHOD” High Intensity Infill Development Zone Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Lumber Yard and Building Materials on Lot 25, Block 8, NCB 2162, located at 1005 North Zarzamora Street. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

27. ZONING CASE Z-2026-10700054 (Council District 7): 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 “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 8.659 acres out of NCB 18109, generally

located in the 4400 block of Wurzbach Road. Staff recommends Approval. (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

28. ZONING CASE Z-2026-10700056 (Council District 4): A request for a change in zoning from "MF-40 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Hotel, and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-55A and Lot 58, NCB 15602, located at 6435 West Military Drive. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600012) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

29. Consideration and possible action amending Chapter 35 (Unified Development Code) in order to regulate the construction or operation of detention facilities within city limits. Staff recommends Approval. [Logan Sparrow, Assistant Director; (210) 207-8691; Logan.Sparrow@sanantonio.gov)

Approval of Minutes

30. Consideration and Approval of the March 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.

Posted on: 03/31/2026 03:18 PM