City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 21, 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, mail or drop off written comments at 1901 S. Alamo to the case manager by 4pm the day before the meeting. Please include your full name, home or work address, item #, case number, topic, and/or address of the request.
2. Leave a voice message of a maximum of two minutes in length by dialing 210-206-ZONG (9664) by 4pm the day before the meeting for your voicemail to be registered. Voicemails must include your full name, home or work address, meeting date, item #, case number, topic, 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. (Continued from 04/07/2026) 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 04/07/2026) 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)

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

4. (Continued from 04/07/2026) 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)

5. (Continued from 04/07/2026) 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)

6. (Continued from 04/07/2026) 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)

7. (Continued from 04/07/2026) 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)

8. ZONING CASE Z-2025-10700087 CD (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "C-3NA CD MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Air Field Military

Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Manufactured Home / Oversize Vehicle Sales, Service Or Storage on 0.9710 acres out of CB 5132, generally located in the 3200 block of South Foster Road. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600046) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2025-10700244 S (Council District 5): A request for a change in zoning from "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-3R S MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Tobacco Store - Retail/Hookah Lounge, Smoking Room, Vape Shop, or Consumable Hemp Products Retailer within 1,000 feet of a public or private school, daycare, or institution of higher learning on Lots 14, 15, and 16, Block 21, NCB 2630, located at 1904 Nogalitos Street. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600079) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

10. 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 "L S AHOD" Light 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)

11. ZONING CASE Z-2026-10700037 (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 “IDZ-3 MLOD-2 MLR-2 AHOD” High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District for four (4) dwelling units on Lot 8, Block 3, NCB 2893, located at 2814 Vera Cruz Street. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600009) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700038 CD (Council District 5): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial 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 Parking and/or Storage - Long Term with a fence height up to eight (8) feet on Lots 8 – 12, Block 1, NCB 6679, located at 2007 Frio City Road. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700039 CD (Council District 2): A request for a change in zoning from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted except in the I-2 district on Lot 30, Block 12, NCB 12382, located at 6603 North IH 35. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600017) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700059 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 Lots 27 and 28, NCB 7004, located at 237 Castroville Road and 225 Castroville Road 1. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700061 (Council District 3): A request for a change in zoning from "R-6 MLOD-2 MLR-1 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-1 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Military Lighting Region 2 Airport Hazard Overlay District, with all overlays remaining the same, on Lots 19 and 20, Block 119, NCB 9390, located at 1435 and 1439 Cantrell Drive. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2026-10700064 (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-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.181 acres out of NCB 8744, located at 419 Lovett Avenue. Staff recommends Approval (Associated Plan Amendment PA-2026-11600018) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2026-10700065 (Council District 3): A request for a change in zoning from “RM-4 CD MLOD-2 MLR 2 AHOD” Residential Mixed District Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Tobacco Retail to “IDZ-1 MLOD-2 MLR 2 AHOD” Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2

Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial uses and two (2) dwelling units on Lot A31, Block 1, NCB 3267, located at 4031 South Flores Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2026-10700067 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 for Gasoline Filling Station or use with gasoline having 50,000 gallons or less total tank capacity within 100 feet of multi-family residences on 0.428 acres out of Lot 13, Block 1, NCB 12781, located at 6543 Callaghan Road. Staff recommends Denial. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2026-10700070 (Council District 1): A request for a change in zoning from "R-6 RIO-2 AHOD" Residential Single-Family River Improvement Overlay 2 Airport Hazard Overlay District and "O-1 RIO-2 AHOD" Office River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-2 RIO-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar/Tavern on 0.8244 acres out of NCB 1003, located at 1103, 1107, and 1111 East Quincy Street and 212 and 216 McLane Street. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Approval of Minutes

20. Consideration and Approval of the April 7, 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: 04/15/2026 04:29 PM