City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 19, 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 04/21/2026) 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. ZONING CASE Z-2026-10700063 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 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities on Lot 5, Block 3, NCB 19218, generally located in the 20200 block of Stone Oak Parkway. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-9062, Alexa.Retana@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2026-10700072 ERZD (Council District 9): A request for a change in zoning from “MF-33 MLOD-1 MLR-2 ERZD” Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “C-2 MLOD-1 MLR-2 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-9, NCB 17586, generally located in the 19000 block of N US Highway 281. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0162, Kellye.Sanders@sanantonio.gov, Development Services Department)

4. (Continued from 05/05/2026) 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)

5. (Continued from 05/05/2026) ZONING CASE Z-2025-10700209 (Council District 4): 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 and “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 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)

6. (Continued from 5/5/2026) ZONING CASE Z-2025-10700249 S (Council District 9): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial 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 Lot 28, Block 2, NCB 15110, located at 12139 Jones Maltsberger Road. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600006) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

7. (Continued from 04/21/2026) 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)

8. (Continued from 04/21/2026) 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)

9. ZONING CASE Z-2025-10700183 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 42, Block 21, NCB 12066, located at 8210 McCullough Avenue. Staff recommends Approval (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department).

10. ZONING CASE Z-2026-10700031 CD (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units on Lot 13, Block 2, NCB 17637, located at 10523 Mount Baker Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0162, Kellye.Sanders@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700034 (Council District 3): 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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 100 feet of the west 300 feet of Tract 3, NCB 11155, located at 223 East Petaluma Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2026-11600016) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700047 (Council District 2): 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 "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 7, NCB 1303, located at 1311 Burleson Street. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700051 (Council District 1): A request for a change in zoning from "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District to "IDZ-3 NCD-5 AHOD" High Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in

"C-3" General Commercial District on Lot 18, NCB 2930, located at 100 Blanco Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600026) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700055 CD (Council District 3): A request for a change in zoning from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 22, Block 2, NCB 3064, located at 114 Glenwood Court. Staff recommends Denial, with an Alternate Recommendation. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700068 CD (Council District 7): A request for a change in zoning from "C-2NA CD NCD-8 AHOD" Commercial Nonalcoholic Sales Woodlawn Lake Conservation Airport Hazard Overlay District with a Conditional Use for Automobile Upholstery Shop to "C-2NA CD NCD-8 AHOD" Commercial Nonalcoholic Sales Woodlawn Lake Conservation Airport Hazard Overlay District with a Conditional Use for Rental - Tool, Equipment and Event Specialties (fenced & screened outside storage and display permitted) on the north 100 feet of Lots 25 and 26, Block 24, NCB 2001, located at 1802 West French Place. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600028) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2026-10700077 (Council District 1): A request for a change in zoning from “MF- 18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 4.03 acres out of NCB 13405, located at 8210 Pinebrook Drive. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600019) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2026-10700078 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 31, NCB 11961, located at 1711 Citadell Plaza. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2026-10700080 (Council District 3): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 2, NCB 6952, located at 306 Ward Avenue. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-

207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2026-10700082 CD (Council District 8): A request for a change in zoning from "C-2 CD GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Theater (Indoor, Permitting Over two (2) screens) and "C-2 GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Home Improvement Center on 12.407 acres out of NCB 16390, generally located in the 24000 block of West Interstate Highway 10. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2026-10700084 (Council District 2): A request for a change in zoning from "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for “C-2” Commercial District on Lot 38, Block 2, NCB 1370, located at 1841 East Houston Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2026-10700086 (Council District 10): A request for a change in zoning from "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 1, Block 1, NCB 34963, located at 5415 North Loop 1604 East. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2026-10700087 (Council District 6): A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot P-84, NCB 15005, located at 5995 Heath Road. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600022) (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

23. ZONING CASE Z-2026-10700088 (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 Lot P-111, NCB 17973, located at 7701 Woodchase Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

24. ZONING CASE Z-2026-10700089 (Council District 8): A request for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on 111,535 square feet out of NCB 16354, located at 3939 Medical Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

25. ZONING CASE Z-2026-10700090 (Council District 1): A request for a change in zoning from "IDZ-1 UC-5 AHOD" Limited Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for three (3) dwelling units to "IDZ-1 UC-5 AHOD" Limited Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial and Parking Lot - Commercial and Noncommercial on 0.055 acres out of NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

26. ZONING CASE Z-2026-10700091 (Council District 1): A request for a change in zoning from “C-2 RIO-1 UC-2 AHOD” Commercial Broadway Urban Corridor Overlay River Improvement Overlay 1 Airport Hazard Overlay District to “IDZ-2 RIO-1 UC-2 AHOD” Medium Intensity Infill Development Zone Broadway Urban Corridor Overlay River Improvement Overlay 1 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on 1.108 acres out of NCB 6296, located at 2625 Broadway Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

27. ZONING CASE Z-2026-10700092 (Council District 1): A request for a change in zoning from "C-1 H HS AHOD" Light Commercial King William Historic Overlay Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone King William Historic Overlay Historic Significant Airport Hazard Overlay District with uses permitted in "O-1" Office District and Wine Boutique on the east 48 feet of Lot 16, Block 4, CB 741, located at 935 South Alamo Street. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov. Development Services Department)

28. ZONING CASE Z-2026-10700093 (Council District 1): A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Bingo Hall to "TOD-MX-3 AHOD" Transit Oriented Development Mixed-Use 3 Airport Hazard Overlay District on 0.309 acres out of NCB 12025, located at 7142 San Pedro Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Service Department)

Approval of Minutes

29. Consideration and Approval of the May 5, 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

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