City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, June 2, 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 05/05/2026) ZONING CASE Z-2025-10700156 CD ERZD (Council District 8): A request for a change of zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "R-6 UC-1 MLOD-1 MLR-3 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "R-20 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for Food Service Establishment and "R-20 CD UC-1 MLOD-1 MLR-3 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for Food Service Establishment with all overlays to remain the same on Lot 1, Block 12, NCB 14767, located at 15511 Oak Grove Drive. Staff recommends Denial. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

2. (Continued from 05/19/2026) 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) (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

3. (Continued from 5/19/2026) 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)

4. (Continued from 05/19/2026) 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) (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

5. (Continued from 05/19/2026) 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)

6. (Continued from 05/19/2026) 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)

7. (Continued from 05/19/2026) 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. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

8. (Continued from 05/19/2026) 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)

9. ZONING CASE Z-2026-10700023 CD (Council District 3): A request for a change in zoning from "C-1 MC-1 AHOD" Light Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week on 0.1263 acres out of NCB 3976, located at 1301 Roosevelt Avenue. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700073 CD (Council District 5): A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lots 55, 56, and 57, Block 5, NCB 7491 , located at 811 Hortencia Street. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha. Benavides@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700083 CD (Council District 2): A request for a change in zoning from "C-2NA CD MLOD-3 MLR-1 AHOD" Commercial Nonalcoholic Sales Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Truck Repair and Maintenance to "C-2NA CD MLOD-3 MLR-1 AHOD" Commercial Nonalcoholic Sales Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Truck Repair and Maintenance with a Major Site Plan Amendment on Lots 6-10, Block 5, NCB 12875, located at 9330 Northeast Loop 410. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700094 (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 to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 125 feet of Lot 11, Lot 12, and the south 125 feet of the east 25 feet of Lot 13, Block 151, NCB 9432, located at 3423 Pleasanton Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700096 CD (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the north 60 feet of Lots 15 and 16, Block 22, NCB 1830, located at 609 Ripley Avenue. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700098 (Council District 2): A request for a change in zoning from "I-1 MC-3 MLOD-3 MLR-2 AHOD" General Industrial Austin Highway Metropolitan Corridor Martindale Air Field Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MC-3 MLOD-3 MLR-2 AHOD" General Commercial Austin Highway Metropolitan Corridor Martindale Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.241 acres out of NCB 12170 , located at 1798 Austin Highway. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700099 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 1, Block 2, NCB 12102, located at 2635 Woodbury Drive and "R-6 CD AHOD" Residential Single-Family District with a Conditional Use for two (2) dwelling units for each lot on Lots 2-5, Block 2, NCB 12102, located at 1903, 1907, 1911, 1915 Pape Farms Lane. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Approval of Minutes

16. Consideration and Approval of the May 19, 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: 05/27/2026 04:00 PM