City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, June 16, 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 can comment on any agenda item, consistent with procedural rules governing Zoning Commission meetings and state law. Public comments may be provided as follows:

1. Attend in-person and sign-up to speak before the meeting begins at 1:00 PM.
2. Submit written comments to *ZoningCommission@sanantonio.gov* by 4:00 p.m. the business day before the meeting. Please include your full name, Council District, home or work address, the item number, and the item address of the request. Written comments will be provided to the commissioners prior to the hearing.
3. Leave a voice message of a maximum of two minutes at 210-206-ZONG(9664) by 4:00 pm the business day before the meeting for your voicemail to be registered. Please include your full name, Council District, home or work address, the item number, and item address of the request. Messages will be shared directly with commissioners prior to the hearing.

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-2026-10700071 (Council District 8): A request for a change in zoning from "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family District Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on Lot 2, Block 1, NCB 15103, located at 19273 Babcock Road. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
2. (Continued from 05/19/2026) 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)
3. (Continued from 05/19/2026) 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)
4. (Continued from 06/02/2026) 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)
5. (Continued from 06/02/2026) 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)

6. (Continued from 06/02/2026) 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)

7. ZONING CASE Z-2025-10700273 S ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, and "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, with a Specific Use Authorization for a Machine Shop and within the Edwards Recharge Zone District on 3.13 acres out of NCB 17402, located at 5039 Beckwith Boulevard. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2026-10700020 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Carwash over the Edwards Recharge Zone District on Lot 1, Block 1, NCB 18404, located at 17680 Blanco Road. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2026-10700076 (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-5 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10, Block 10, NCB 1569, located at 314 J Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700081 (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 to "R-1 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting

Region 2 Airport Hazard Overlay District on Lot T and the west ½ of Lot S, Block 0, NCB 3839, located at 108 Dickey Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700100 (Council District 5): 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 to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 18, Block 1, NCB 7120, located at 202 Castroville Road. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700101 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on 0.222 acres out of NCB 7578, located at 454 Avondale Avenue. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700102 (Council District 3): A request for a change in zoning from “PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.92 acres out of NCB 16623 and CB 4007, generally located in the 11000 block of South Highway 181. Staff recommends Approval. (Associated Plan Amendment Case PA-2026-11600034) (Shawn Schiele, Zoning Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700103 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District on Lot 31, Block 1, NCB 1373, located at 1850 East Houston Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700104 (Council District 1): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District to "RM-6 H AHOD" Residential Mixed Tobin Hill Historic Airport Hazard Overlay District on Lots 11 and 12, Block 1, NCB 2999, located at 320 East Courtland Place. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2026-10700105 (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted for three (3) dwelling Units on Lots 14, 15, and 16, Block 4, NCB 1701, located at 103 East Mulberry Avenue. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17.

ZONING CASE Z-2026-10700109 (Council District 6): A request for a change in zoning from "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay, Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and Foster Group Home on Lot 28, Block 14, NCB 15577, located at 7137 West Military Drive. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2026-10700110 S (Council District 8): 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 Extended Stay Hotel /Motel, Timeshares, Or Corporate Apartment on Lot 38, NCB 13663, generally located in the 7400 block of Wurzbach Road. Staff recommends Approval. (Shawn Schiele, Zoning Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2026-10700112 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 5.048 acres out of NCB 10915, generally located in the 9300 block Southeast Loop 410. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Approval of Minutes

20. Consideration and Approval of the June 2, 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.

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