# City of San Antonio

# AGENDA

## Zoning Commission

Development and Business Services
Center
1901 South Alamo

**Tuesday, July 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 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) (Continued from 06/02/2026) 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 06/02/2026) 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)

3. (Continued from 06/16/2026) 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)

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

**5.** ZONING CASE Z-2025-10700283 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 20, Block 231, NCB 8836, located at 1737 San Francisco Street. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

**6.** ZONING CASE Z-2026-10700071 (Council District 8): A request for a change in zoning from "C-2NA MSAO-1 MLOD-1 MLR-1" Commercial Nonalcoholic Sales 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. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.retana@sanantonio.gov, Development Services Department)

**7.** ZONING CASE Z-2026-10700075 CD (Council District 2): A request for a change in zoning from “R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for two (2) dwelling units on Lot 14, Block 1, NCB 10635, located at 215 Readwell Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**8.** ZONING CASE Z-2026-10700097 (Council District 1): A request for a change in zoning from "R-6 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District to "R-5 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District on 0.124 acres of NCB 2960, located at 122 Leopold. Staff recommends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

**9.** ZONING CASE Z-2026-10700108 (Council District 10): A request for a change in zoning from "C-2 MC-4 AHOD" Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District to "C-3 MC-4 AHOD" General Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District on Lot 12, NCB 15689, located at 12403 Nacogdoches Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600036) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

**10.** ZONING CASE Z-2026-10700113 HL (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 13 and the west 25 feet of Lot 12, Block 2, NCB 3852, located at 225 Wilkens Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**11.** ZONING CASE Z-2026-10700116 (Council District 5): A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 193, NCB 8597, located at 5443 El Paso Street. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

**12.** ZONING CASE Z-2026-10700119 (Council District 1): 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 the east 132.98 feet of Lot 9, Block 15, NCB 7227, located at 4222 Blanco Road. Staff recommends Approval (Associated Plan Amendment PA-2026-11600038) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**13.** ZONING CASE Z-2026-10700121 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.655 acres out of NCB 12191, located at 4810 Eisenhauer Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

**14.** ZONING CASE Z-2026-10700122 HL (Council District 1): A request for a change in zoning from "IDZ-2 NCD-2 AHOD" Medium Intensity Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and 16 Dwelling Units to "IDZ-2 HL NCD-2 AHOD" Medium Intensity Infill Development Zone Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and 16 Dwelling Units on Lot 17, Block 8, NCB 1891, located at 741 West Ashby Place. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

**Approval of Minutes**

**15.** Consideration and Approval of the June 16, 2026 Zoning Commission Minutes.

**Director's Report**

**Adjournment**

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.

**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: 06/30/2026 11:23 AM