City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 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 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 on Blanco Road Large Area Rezoning, 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 June 16, 2026) 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)

2. ZONING CASE Z-2026-10700033 (Council District 1): A request for a change in zoning from "C-3NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Airport Hazard Overlay District to "C-3 UC-6 AHOD" General Commercial San Pedro Urban Corridor Airport Hazard Overlay District on 0.197 acres out of NCB 787, located at 234 San Pedro Avenue. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

3. 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 "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Laundry and Dry Cleaning - Self Service 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)

4. ZONING CASE Z-2026-10700120 (Council District 4): 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 "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 16, Block 13, NCB 15504, located at 333 Altitude Drive. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2026-10700125 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 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units, on the south 151.89 feet of the north 159.4 feet of Lot 4, Block 12, NCB 7827, located at 300 West Pyron Avenue. Staff recommends Approval. (Shawn Schiele,

Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2026-10700126 (Council District 5): A request for a change in zoning from "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) dwelling units to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit, "C-1" Light Commercial uses, and Self-Service Storage on the north 67.98 feet of Lots 8-12 and the northeast 24.47 feet of Lot 7, Block 4, NCB 2583, located at 402 and 416 East La Chappelle Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2026-10700127 (Council District 7): A request for a change in zoning from "C-2NA H HE UC-3 AHOD" Commercial Nonalcoholic Sales Monticello Park Historic Overlay Historic Exceptional Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 H HE UC-3 AHOD" Commercial Monticello Park Historic Overlay Historic Exceptional Fredericksburg Road Urban Corridor Airport Hazard Overlay District on 0.218 acres out of NCB 6692, located at 1909 Fredericksburg Road. Staff recommend Approval. (Associated Plan Amendment PA-2026-11600044) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2026-10700128 (Council District 5): A request for a change in zoning from “IDZ-2 H RIO-4 AHOD” Medium Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Airport Hazard overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District and “IDZ-2 H RIO-4 MC-1 AHOD” Medium Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District and “TOD-MX-6 H RIO-4 MC-1 AHOD” Transit Mixed-Use Mission Historic River Improvement Overlay 4 Roosevelt Metropolitan Corridor Airport Hazard Overlay District on 4.561 acres out of NCB A20, located at 421 Roosevelt Avenue. Staff recommends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2026-10700129 (Council District 4): A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots P-19A and P-19B, NCB 15324, generally located at the intersection of Medina Base Road and Old Pearsall Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700130 CD (Council District 3): A request for a change in zoning from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property on Lots 27 – 44, Block 21, NCB 3815, generally located in the 3100 block of South Gevers Street. Staff recommends Denial (Associated Plan Amendment PA-2026-11600043) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700132 (Council District 8): A request for a change in zoning from "O-2" High-Rise Office District to "C-2" Commercial District on Lot 9, Block 1, NCB 14281, located at 4204 Gardendale Street. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700134 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on 2.921 acres out of NCB 10879, located at 8225 Dave Erwin Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700135 CD (Council District 1): A request for a change in zoning from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, nine hundred (900) dwelling units, Bar/Tavern to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Taxi Service - Parking And Dispatch (No Washing Or Mechanical Service Permitted) on 0.78 acres out of NCB A-2, located at 245 and 257 West Josephine Street. Staff recommends Denial (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700139 CD S (Council District 1): A request for a change in zoning from "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historic Significance River Improvement Overlay-7D Airport Hazard Overlay District and "C-3NA RIO-7D AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-7D Airport Hazard Overlay District to "C-2 CD S IDZ HS RIO-7D AHOD " Commercial Infill Development Zone Overlay Historic Significance River Improvement Overlay-7D Airport Hazard Overlay District with a Conditional Use for Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week and a Specific Use Authorization for Club - Private and "C-2 CD S IDZ RIO-7D AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay-7D Airport Hazard Overlay District with a Conditional Use for Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week and a Specific Use Authorization for Club – Private on 1.049 acres

out of NCB 989 and NCB 922, located at 715, 719 and 723 South Flores Street. 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 July 7, 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: 07/15/2026 03:46 PM