City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 4, 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. (Continued from 07/07/2026) 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)

2. (Continued from 07/21/2026) 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)

3. (Continued from 7/21/2026) 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 recommends Approval. (Associated Plan Amendment PA-2026-11600044) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2026-10700004 CD (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 "R-4 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 east 100 feet of Lot B, Block 15, NCB 7878, located at 829 West Harlan Avenue. Staff recommends Approval. (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

5. ZONING CASE Z-2026-10700006 S (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 and "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic 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 Lot 21, Block 3, NCB 9470 and "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Carwash on Lots 34 and 35, Block 3, NCB 9470, located at 3759 and 3791 Pleasanton Road, and 111 West Petaluma Boulevard. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2026-10700060 (Council District 1): A request for a change in zoning from “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “MF-33” Multi-Family District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for Auto Sales, “C-2” Commercial District, “C-2P” Commercial Pedestrian District, “C-2NA” Commercial Nonalcoholic Sales District, “O-1 CD” Office District with a Conditional Use for Dry Goods Store, “O-2” High-Rise Office District, “C-3” General Commercial District, and “I-1” General Industrial District to “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed with a Conditional Use for a Noncommercial Parking Lot, “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District, “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “C-2” Commercial District and Auto Upholstery - Sales and Installation (Completely Enclosed), and Studio - Sound and Recording, “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “C-2” Commercial District and three (3) dwelling units, “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body Repair (with outside storage of vehicles and parts permitted but totally screened from adjacent properties and public roadways), “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales - Full Service, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Feed, Seed, Fertilizer Sales, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Stone Monument - Retail and Wholesale, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Vocational School (Outside Storage & Training Area Permitted), “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Candy Manufacturing, “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Carwash, and “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Home Improvement Center out of NCB 3928, 3939, 6540, 6545, 6886, 6895, 7212, 7213, 7214, 7215, 7216, 7263, 7264, 7265, 8800, 12489 with all overlays remaining

unchanged, including “HS” Historic Significance and “AHOD” Airport Hazard Overlay District, located in the area generally bound by Fresno Street to the North, West Hildebrand Avenue to the South, and approximately 300ft to the east and west of Blanco Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600015) (Manuel Mottu, Senior Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2026-10700124 S ERZD (Council District 9): A request for a change in zoning from "C-1 MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-1 S MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Medical - Clinic (Physician And/Or Dentist) on Lot 2, Block 2, NCB 18901, located at 16719 Huebner Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600040) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2026-10700136 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Machine Shop, Warehousing and a Microbrewery to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Printer - Large Scale, Warehousing, and Alcohol - Distillation/Storage on Lot 8, NCB 6392, located at 2000 South Presa Street. Staff recommends Approval. (Associated Plan Amendment Case PA-2026-11600053) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2026-10700138 S (Council District 10): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot P-13B, NCB 15681, located at 15234 Classen Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600050) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700140 (Council District 9): A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA MLOD-1 MLR-2 AHOD" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 251, NCB 11985, located at 171 Heimer Road. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700142 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-4 AHOD" Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-4 MC-4 AHOD" Residential Mixed Northeast Metropolitan Corridor Airport Hazard Overlay District on Lot 8, Block 1, NCB 16498, generally located in the 4200 block of Naco-Perrin Boulevard. Staff recommends Approval (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700143 (Council District 4): A request for a change in zoning from “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District to “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District on 38.22 acres out of CB 4297, generally located in the 16000 block of Applewhite Road Staff recommends Approval. (Associated Plan Amendment PA-2026-11600045) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700144 (Council District 3): A request for a change in zoning from “MHC” Manufactured Housing Conventional District to “MHP” Manufactured Housing Park District on 521.58 acres out of CB 4010, save and except 0.2296 acres, located at 21193 Lamm Road. Staff recommends Approval. (Forrest Wilson, Principal Planner, (210)-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

Approval of Minutes

14. Consideration and Approval of the July 21, 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: 07/29/2026 03:23 PM