City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 18, 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 08/04/2026) 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)

2. (Continued from 08/04/2026) 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. ZONING CASE Z-2026-10700123 (Council District 1): A request for a change in zoning from “R-6 CD NCD-5 AHOD” Residential Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional use for Three (3) Dwelling Units to “MF-25 NCD-5 AHOD” Low Density Multi Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District On Lots 18, 19 and 20 Block 42, NCB 1850, located at 1108 West Woodlawn Avenue. Staff recommends Denial, with an Alternate Recommendation. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2026-10700133 (Council District 4): A request for a change in zoning from “FBZ MLOD-2 MLR-2 AHOD” Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “MI-1 MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MI-1 MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2 acres out of CB 4005, located at 11608 South Zarzamora Street. Staff recommends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2026-10700148 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District on the north 57.9 feet of Lots 11 and 12, Block 8, NCB 1002, located at 211 McLane Street. Staff recommends Approval. Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2026-10700149 (Council District 1): A request for a change in zoning from "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 185 units per acre on Lot 8, Block 2, NCB 1755, located at 1928 North Saint Mary's Street. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600052) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Approval of Minutes

7. Consideration and Approval of the August 4, 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: 08/12/2026 04:10 PM