City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 1, 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 amendments to Chapter 35 of the City Code related to Data Centers, 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. ZONING CASE Z-2025-10700327 (Council District 7): A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 17, NCB 11457, located at 5050 Hemphill Drive. Staff recommends Denial. (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

2. ZONING CASE Z-2026-10700106 (Council District 3): A request for a change in zoning from “O-2 MLOD-3 MLR-2” High Rise Office Martindale Military Lighting Overlay Military Lighting Region 2 District to “C-2 MLOD-3 MLR-2” Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District on 0.3447 acres out of NCB 13728, located at 3857 East Southcross Boulevard. Staff recomends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2026-10700128 (Council District 5): A request for a change in zoning from “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 “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 to “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 and “TOD-MX-6 H RIO-4 AHOD” Transit Mixed-Use Mission Historic River Improvement Overlay 4 Airport Hazard Overlay District on 4.565 acres out of NCB A20, located at 421 Roosevelt Avenue. Staff recomends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2026-10700152 CD (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 24, Block 15, NCB 12795, located at 4847 Lyceum Drive. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2026-10700154 (Council District 5): A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 5, NCB 2138, located at 1232 Rivas Street. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2026-10700155 (Council District 1): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "TOD MX-3 AHOD" Transit Mixed-Use Airport Hazard Overlay District on the north 54 feet of Lot 1, Block 1, NCB 391, located at 110 Ogden Street. Staff recommends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2026-10700156 CD (Council District 7): A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Food And Food Products – Processing on 0.043 acres out of NCB 17259, located at 8666 Huebner Road. Staff recommends Approval. (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2026-10700157 HL (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District and "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on 0.889 acres out of NCB 657, located at 601 Delaware Street. Staff recommends Approval. (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2026-10700158 (Council District 4): A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “C-3R MLOD-2 MLR-1 AHOD” General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.151 acres out of NCB 11268, located at 8119 Somerset Road. Staff recommends Denial. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

Approval of Minutes

10. Consideration and Approval of the August 18, 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: 08/26/2026 04:16 PM