City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 15, 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) 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)

2. ZONING CASE Z-2026-10700079 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 9.295 acres out of NCB 18225, generally located in the 4400 block of Nieto Drive. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600025) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2026-10700085 (Council District 2): A request for a change in zoning from "C-2 EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District to "IDZ-3 EP-1 MLOD-3 MLR-1" High Intensity Infill Development Zone Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with uses permitted for Parking Lot - Commercial, Animal and Pet Services (outdoor training, boarding, runs, pens, or paddocks permitted), Entertainment Venue (Indoor/Outdoor), and Farm Equipment Sales - Service Or Storage on Lot 39, Block 1, NCB 13438 and 7.92 acres out of NCB 10577, located at 142 Gembler Road. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600021) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2026-10700141 CD (Council District 5): A request for a change in zoning from "RM-6 MLOD-2 MLR-1 AHOD" Residential Mixed 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 Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property on Lot 65, NCB 8239, located at 5612 Monterey Street. Staff recommends Denial. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2026-10700151 (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 to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 6-8, Block 128, NCB 9399, located at 2903 Commercial Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2026-10700153 (Council District 5): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 40 and 41, Block 10, NCB 3129, located at 311 Castillo Avenue. Staff recommends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

7. 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-6 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)

8. ZONING CASE Z-2026-10700168 CD (Council District 10): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2NA CD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Parking And/Or Storage - Long Term on Lots 15 and 16, NCB 15723, located at 14989 Judson Road. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2026-10700169 CD (Council District 2): A request for a change in zoning from “C-3R MLOD-3 MLR-2 AHOD” General Commercial Restrictive Alcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “I-1 MLOD-3 MLR-2 AHOD” General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-3 CD MLOD-3 MLR-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Metal Products – Fabrication on 5.510 acres out of CB 5065, located at 8677 IH-10 East. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600057) (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700170 CD (Council District 2): A request for a change in zoning from "R-3 EP-1 MLOD-3 MLR-2 AHOD" Single-Family Residential Facility

Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD EP-1 MLOD-3 MLR-2 AHOD" Single-Family Residential Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 2, Block 3, NCB 6158, located at 406 Bluebonnet Street. Staff recommends Approval. (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700171 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (full service) on Lots 1 through 4, Block 11, NCB 7230, save and except, 0.008 acres out of NCB 7230, located at 4022 Blanco Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600058) (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700173 (Council District 6): A request for a change in zoning from “MXD MLOD-2 MLR-2 AHOD” Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Wholesaling, Research and development, Manufacturing, Processing, Fabrication and assembly, Testing, Repair, Servicing, Storage, Laboratory, Warehousing, Displaying, Distribution of goods, materials or products, and a maximum density of fifty (50) dwelling units per acre to “MXD MLOD-2 MLR-2 AHOD” Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Wholesaling, Research and development, Manufacturing, Processing, Fabrication and assembly, Testing, Repair, Servicing, Storage, Laboratory, Warehousing, Displaying, Distribution of goods, materials or products, and a maximum density of fifty (50) dwelling units per acre with a Major Site Plan Amendment on Lot 3, Block 4, NCB 15329, generally located in the 600 block of Richland Hills Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700174 (Council District 1): A request for a change in zoning from "C-3 NCD-1 AHOD" General Commercial South Presa/South Street Mary's Neighborhood Conservation Airport Hazard Overlay District to "TOD MX-6 NCD-1 AHOD" Transit Mixed-Use South Presa/South Street Mary's Neighborhood Conservation Airport Hazard Overlay District on the east 113.6 feet of Lot 1 and the east 113.6 feet of the north 20 feet of Lot 2, Block 4, NCB 782, located at 800 South Alamo Street. Staff recommends Approval. (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700175 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District. to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 37, Block 1, NCB 13197, located at 11902

Warfield Street. Staff recommends Approval. (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department.)

Approval of Minutes

15. Consideration and Approval of the September 1, 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: 09/09/2026 03:29 PM