City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, October 6, 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

12:00 P. M. Staff briefing regarding amendments to Chapter 35 of the City Code related to Data Centers, discussion of the 2027 Unified Development Code (UDC) Process for Zoning

Commission amendments, 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 09/15/2026) 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)

2. ZONING CASE Z-2026-10700137 ERZD (Council District 9): A request for a change in zoning from "MF-18 MLOD-1 MLR-2 AHOD ERZD " Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on Lot 2 and Lot 3, Block 3, NCB 15674, located at 15838 North US Highway 281. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600049) (Shawn Schiele, Planner, 210-207-8208, Shawn.Schiele2@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2026-10700147 (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial 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 Office Warehouse (Flex Space) - Outside Storage Not Permitted except in the I-2 district on Lot 1, Block 17, NCB 16000, located at 6230 Southwest Loop 410. Staff recommends Approval. (Shawn Schiele, Planner, 210-207-8208, Shawn.Schiele2@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2026-10700150 (Council District 6): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard

Overlay District with uses permitted in "O-2" High-Rise Office District, and Processing on 37.327 acres out of NCB 18233, located at 8000, 8030 and 8100 Potranco Road and 1 Sony Place. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600059) (Shawn Schiele, Planner, 210-207-8208, Shawn.Schiele2@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2026-10700160 S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Carwash over the Edwards Recharge Zone District on the southeast 306.40 feet of Lot 2, Block 1, NCB 17225, located at 1555 East Loop 1604. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2026-10700161 (Council District 5): A request for a change in zoning from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot - Noncommercial to "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 135 feet of the east 647 feet of Lot 23, NCB 7899, located at 717 Pleasanton Road. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600055) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2026-10700167 CD (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales on the south 115.5 feet of Lot 5, Block 35, NCB 10716, located at 3460 Martin Luther King Drive. Staff recommends Denial, with an Alternate Recommendation. (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2026-10700177 (Council District 10): 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 15, Block 2, NCB 13571, located at 2119 Mannix Drive. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2026-10700179 CD (Council District 10): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Laboratory - Research Or Testing on 1.327 acres out of NCB 16582, located at 16111, 16115, and 16119 Nacogdoches Road. Staff recommends Approval. (Alexa Retana, Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700181 (Council District 2): A request for a change in zoning from "RM-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lot 10, Block 10, NCB 1330, located at 1911 Burnet Street. Staff recommends Approval. (Alexa Retana, Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700183 (Council District 7): A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District and "C-2" Commercial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lot 1, Block 7, NCB 18317, located at 7510 Tezel Road. Staff recommends Denial. (Associated Plan Amendment PA-2026-11600065) (Alexa Retana, Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700186 (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 3, Block 39, NCB 13495, located at 11923 Warfield Street. Staff recommends Approval. (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2026-10700187 (Council District 5): A request for a change in zoning from "C-3NA GC-2 MAOZ-1 MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Military Airport Overlay 1 Lackland Military Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3NA GC-2 MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Lackland Military Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MAOZ-1 MLOD-2 MLR-1 AHOD" Residential Mixed Highway 151 Gateway Corridor Military Airport Overlay 1 Lackland Military Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Mixed Highway 151 Gateway Corridor Lackland Military Overlay Military Lighting Region 1 Airport Hazard Overlay District Lot 66, Block 2, NCB 8994, located at 2843 Castroville Road. Staff recommends Approval. (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2026-10700188 HL (Council District 2): A request for a change in zoning from "IDZ-2 RIO-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court and "IDZ-2 UC-2 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court to "IDZ-2 HL RIO-1 AHOD" Medium Intensity Infill Development Zone Historic Landmark River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court and "IDZ-2 HL UC-2 RIO-1 AHOD" Medium Intensity Infill Development Zone Historic Landmark Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court on Lot 151 through Lot 154, Block 4, NCB 6298, located at 3101 Broadway Street. Staff recommends Approval. (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2026-10700189 HL (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on 1.0013 acres out of NCB 12098, located at 1979 Pape Farms Lane. Staff recommends Approval. (Manuel Mottu, Senior Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)

Approval of Minutes

16. Consideration and Approval of the September 15, 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.

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