City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 3, 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.

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 10/06/2026) 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)

2. (Continued from 10/20/2026) 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-2026-10700118 (Council District 2): A request for a change in zoning from “R-4 MLOD-3 MLR-2” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and “R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 MLOD-3 MLR-2” Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and “MF-33 MLOD-3 MLR-2 AHOD” Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.121 acres out of NCB 1557, located at 403 F Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2026-11600037) (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2026-10700164 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Office Warehouse (Flex Space) – Outside Storage Not Permitted except in the “I-2” district and one (1) dwelling unit on Lot 17, Block 90, NCB 3249, located at 1359 West Kings Highway. Staff recommends Denial. (Associated Plan Amendment Case PA-2026-11600070) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2026-10700165 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 7, Block 3, NCB 6301, located at 322 Yale Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2026-11600071) (Shawn Schiele, Planner, 210-207-0015, Shawn.schiele2@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2026-10700178 (Council District 5): A request for a change in zoning from "R-4 GC-2 MAOZ-1 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone 1 Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-4 GC-2 MAOZ-0 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone 0 Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 GC-2 MAOZ-1 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone 1 Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 GC-2 MAOZ-0 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Overlay Military Airport Overlay Zone 0 Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.701 acres out of NCB 8671, located at 2940 Castroville Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2026-11600089) (Manuel Mottu, Senior Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services)

7. ZONING CASE Z-2026-10700191 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 3, NCB 2096, located at 1518 North Navidad Street. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2026-10700198 (Council District 8): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 84, NCB 11627, located at 7551 Callaghan Road. Staff recommends Approval. (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2026-10700203 (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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in the "C-1" Light Commercial District and two (2) dwelling units on Lots 27-30, Block 26,

NCB 3509, located at 258 and 254 Barrett Place. Staff recommends Approval. (Associated Plan Amendment PA-2026-11600066) (Tory Rodriguez, Planner, 210-207-8302, Tory.Rodriguez@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2026-10700206 (Council District 5): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 4 and 5, Block 1, NCB 2856, located at 119 Simon Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2026-10700212 (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 10, Block 3, NCB 12215, located at 8435 North New Braunfels Avenue. Staff recommends Approval. (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2026-10700213 CD (Council District 10): A request for a change in zoning from "C-3NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors – screening required for outdoor storage from public ROWs and adjacent property except in "I-2" on 5.317 acres out of NCB 17365, located at 14732 Bulverde Road. Staff recommends Approval. (Joel Vela, Planning Coordinator, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

13. Discussion and Consideration of the cancellation of the Zoning Commission meeting on Janurary 5, 2027

Approval of Minutes

14. Consideration and Approval of the October 20, 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: 10/28/2026 06:31 PM