

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

---

**Tuesday, February 18, 2025**

**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 may provide comment on any agenda item, consistent with procedural rules governing the Zoning Commission meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S Alamo by 10am on the day of the meeting. Please include your full name, home or work address, item # and/or address of the request. Written comments will be part of the official written record only.

2. Leave a voice message of a maximum of three minutes by dialing 210206(ZONG) 9664 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

#### **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 2/4/2025) ZONING CASE Z-2024-10700282 (Council District 5): A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
  
2. ZONING CASE Z-2024-10700194 (Council District 2): A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600067) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
  
3. ZONING CASE Z-2024-10700259 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4 and Lot 5, Block 19, NCB 8490, located at 2310 Santa Monica Street and 2314 Santa Monica Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
  
4. ZONING CASE Z-2024-10700260 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 12-14, Block 29, NCB 8480, generally located in the 2300 block of Sacramento Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
  
5. ZONING CASE Z-2024-10700276 S (Council District 7): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General 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 "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Solar Farm on the south 585 feet of Lot 4, NCB 11556, located at 4950 Callaghan Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600099) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2024-10700277 CD (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor and "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor on the north 90 feet of the east 225 feet of Lot 249, Block 25, NCB 11124, located at 555 Moursund Boulevard. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)
7. ZONING CASE Z-2024-10700278 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Carwash on Lot 15, Block 1, NCB 16797, located at 15015 Jones Maltsberger Road. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
8. ZONING CASE Z-2024-10700295 (Council District 8): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "PUD C-3 AHOD" Planned Unit Development General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 75 units per acre on Lot 18 and Lot 39, NCB 13662 and "PUD MXD AHOD" Planned Unit Development Mixed Use Airport Hazard Overlay District with a maximum density of 75 units per acre on Lot 32, NCB 13662, located at 8401 and 8415 Datapoint Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600087) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
9. ZONING CASE Z-2024-10700299 CD S (Council District 8): A request for a change in zoning from "C-3 S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System and "C-2 S GC-1 MLOD-1 MLR-2"

Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System to "C-3 CD S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, or Storage and a Specific Use Authorization for a Wireless Communication System on Lot 3, Block 12, NCB 15825, located at 5410 Pecan Springs Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2024-10700308 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 17, Block 17, NCB 8990, located at 843 Southwest 37th Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2024-10700311 (Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976, located at 13976 Quintana Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600096) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2024-10700312 S (Council District 4): 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 to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital on 9.141 acres out of NCB 18087, generally located in the 13000 block of Southwest Loop 410. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2024-10700314 (Council District 1): A request for a change in zoning from "NC IDZ NCD-5 AHOD" Neighborhood Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and Tattoo

Parlor/Studio on the east 77 feet of Lot 16, Block 3, NCB 3032, located at 319 Blanco Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

14. ZONING CASE Z-2024-10700318 (Council District 4): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District Lots 1-3, Block 38, NCB 14569, located at 14570 Quesenberry Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, [Eradio.Gomez@sanantonio.gov](mailto:Eradio.Gomez@sanantonio.gov), Development Services Department)
15. ZONING CASE Z-2024-10700319 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "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 a Home Improvement Center, 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 "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 a Home Improvement Center on Lot 188, Block 3, NCB 8124, located at 924 South San Augustine Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, [Eradio.Gomez@sanantonio.gov](mailto:Eradio.Gomez@sanantonio.gov), Development Services Department)
16. ZONING CASE Z-2024-10700320 (Council District 1): 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 47 and 48, Block 5, NCB 6793, located at 741 East Myrtle Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department)
17. ZONING CASE Z-2024-10700322 (Council District 2): A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1, NCB 10577, located at 706 Frost Bank Center Drive. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, [Bronte.Frere@sanantonio.gov](mailto:Bronte.Frere@sanantonio.gov), Development Services Department)
18. ZONING CASE Z-2024-10700323 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light

Commercial District on Lot 7, Block 4, NCB 1279, located at 1606 North Pine Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2024-10700324 (Council District 1): A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "C-3 IDZ RIO-2 AHOD" General Commercial Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District on Lots 10 - 12, NCB 7006, located at 109 West Grayson Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)
20. ZONING CASE Z-2024-10700325 (Council District 1): A request for a change in zoning from "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater - Indoor with Two or Less Screens and/or Stages, and Studio - Fine or Performing Arts to "IDZ-2 NCD-2 AHOD" Medium Intensity Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 16 Dwelling Units on Lots 9 and 10, Block 8, NCB 1891, located at 725 and 741 West Ashby Place. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
21. ZONING CASE Z-2024-10700326 S (Council District 1): A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Hall to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities on 0.148 acres out of NCB 12025, located at 7142 San Pedro Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)
22. ZONING CASE Z-2024-10700329 CD (Council District 3): A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Food Processing Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food Products - Wholesale and Storage on Lot 19, Block 8, NCB 10943, located at 1031 Hot Wells Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
23. ZONING CASE Z-2024-10700331 S (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Medical Clinic on Lot 2, Block 6, NCB 369, located at 127 Lewis Street. Staff recommends Approval. (Eradio

Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

24. ZONING CASE Z-2025-10700001 (Council District 6): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-80, Block 53, NCB 15573, located at 6916 Pinn Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
25. ZONING CASE Z-2025-10700003 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.186 acres out of NCB 15853, located at 12438 West Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
26. ZONING CASE Z-2025-10700006 (Council District 1): A request for a change in zoning from "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11, NCB 11690, located at 3838 and 3900 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600001) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
27. ZONING CASE Z-2025-10700007 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600002) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

### **Approval of Minutes**

28. Consideration and Approval of the February 4, 2025, 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:

02/14/2025 08:32 AM