

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

Thursday, October 15, 2026

2:00 PM

Municipal Plaza Building

The City Council will hold its Zoning and Land Use meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building located at 114 W. Commerce Street beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

2:00PM: Public Hearing and Consideration of the Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases

Members of the public can comment on items on the agenda. To sign up to speak visit [SASpeakUp.com](https://saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. **NOTE: Both in-person and on-line speaker registration closes 15 minutes before the start of the meeting.** City Clerk staff will be on site 45 minutes before the scheduled meeting start time to begin in-person sign-up. Questions relating to these rules may be directed to the City Clerk at 210-207-7253.

City Clerk staff will provide VIA bus fare passes at the check-in for those who request assistance. Visitors should park at City Tower Parking Garage (located at 117 W. Commerce Street, San Antonio, 78205) and City Clerk staff will validate your ticket at check-in.

To view the Live meeting please view our [Live Stream](#).

During the meeting, the City Council may meet in executive session in the C Room 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 210-207-7253 or Relay Texas 711 or by emailing the Office of the City Clerk at OCCC@sanantonio.gov. Providing at least 72 hours' notice will help to ensure availability.

DECLARACIÓN DE ACCESO

La Ciudad de San Antonio garantiza un acceso significativo a las reuniones, programas y servicios de la Ciudad mediante la provisión razonable, previa solicitud, de servicios de traducción e interpretación, materiales en formatos alternativos y otras adaptaciones. Para solicitar estos servicios, llame al 210-207-7253 ó a Relay Texas al 711, o envíe un correo electrónico a OCCC@sanantonio.gov. Aviso de por lo menos 72 horas de anticipación ayuda a asegurar disponibilidad.

For additional information on any item on this agenda, please visit SA.gov or call 210-207-7080.

Roll Call

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by John Peterek, Assistant City Manager; Amin Tohmaz, Director, Development Services unless otherwise noted.

1. ALCOHOL VARIANCE CASE TABC-2026-47100240 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the east 48-feet of Lot 16, Block 4, CB 741, by Serrano Wine, LLC, operator, and Elizabeth Lutz, owner, located at 935 South Alamo Street, for on-premises and off-premises consumption within three-hundred (300) feet of Bonham Academy, a public education institution in the San Antonio Independent School District.
2. ZONING CASE Z-2026-10700155 (Council District 1): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.

3. PLAN AMENDMENT CASE PA-2026-11600058 (Council District 1): Ordinance amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" 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 and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700171 CD)
4. ZONING CASE Z-2026-10700171 CD (Council District 1): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600058)
5. ZONING CASE Z-2026-10700174 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 NCD-1 AHOD" General Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "TOD MX-6 NCD-1 AHOD" Transit Mixed-Use South Presa/South St. Mary's Street 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 and Zoning Commission recommend Approval.
6. ZONING CASE Z-2026-10700175 (Council District 1): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.
7. PLAN AMENDMENT CASE PA-2026-11600057 (Council District 2): Ordinance amending the IH 10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Light Industrial" on 5.510 acres out of CB 5065, located at 8677 IH-10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700169 CD)
8. ZONING CASE Z-2026-10700169 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial 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 and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600057)

9. ZONING CASE Z-2026-10700170 CD (Council District 2): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.
10. ZONING CASE Z-2026-10700151 (Council District 3): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.
11. ZONING CASE Z-2026-10700153 (Council District 5): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.
12. ZONING CASE Z-2026-10700173 (Council District 6): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.
13. PLAN AMENDMENT CASE PA-2026-11600006 (Council District 9): Ordinance amending the Greater Airport Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from

“Community Commercial” to “Regional Commercial” on Lot 28, Block 2, NCB 15110, located at 12139 Jones Maltsberger Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2025-10700249 S) (Continued from October 1, 2026)

14. ZONING CASE Z-2025-10700249 S (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint And Body - Repair With Outside Storage Of Vehicles and Parts Permitted but Totally Screened From View Of Adjacent Property Owners And Public Roadways on Lot 28, Block 2, NCB 15110, located at 12139 Jones Maltsberger Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2026-11600006) (Continued from October 1, 2026)
15. ZONING CASE Z-2026-10700168 CD (Council District 10): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.

Adjournment

6 p.m. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Posted on: 10/07/2026 07:44 PM