

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, November 5, 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 www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

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

During the meeting, the City Council may meet in executive session in the B 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.

La Ciudad de San Antonio se compromete en ofrecer un acceso útil para reuniones, programas, y servicios de la ciudad, proporcionando de una manera razonable: servicios de traducción, interpretación, materiales en un formato modificado, y otras ayudas ó servicios auxiliares con pedido previo. Para solicitar estos servicios, llame ó envíe un correo a (210) 207-7253 ó OCCC@sanantonio.gov, ó Relay Texas 711. 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. ZONING CASE Z-2026-10700186 (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 3, Block 39, NCB 13495, located at 11923 Warfield Street. Staff and Zoning Commission recommend Approval.
2. ZONING CASE Z-2026-10700196 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lot 14, Block 19, NCB 1817, located at 525 West Magnolia Avenue. Staff and Zoning

Commission recommend Approval.

3. PLAN AMENDMENT CASE PA-2026-11600062 (Council District 2): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed-Use" to "Business/Innovation Mixed-Use" on 0.889 acres out of NCB 657, located at 601 Delaware Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700157 HL)
4. ZONING CASE Z-2026-10700157 HL (Council District 2): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2026-11600062)
5. ZONING CASE Z-2026-10700188 HL (Council District 2): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.
6. ZONING CASE Z-2026-10700106 (Council District 3): Ordinance amending the Zoning District Boundary from "O-2 MLOD-3 MLR-2" High Rise Office Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on 0.3447 acres out of NCB 13728, located at 3857 East Southcross Boulevard. Staff and Zoning Commission recommend Approval. (Continued from October 1, 2026)
7. ZONING CASE Z-2026-10700147 CD (Council District 4) Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.

8. ZONING CASE Z-2026-10700187 (Council District 5): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval
9. PLAN AMENDMENT CASE PA-2026-11600055 (Council District 5): Ordinance amending the South Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed-Use" and "Low-Density Residential" to "Mixed-Use" on the south 135 feet of the east 647 feet of Lot 23, NCB 7899, located at 717 Pleasanton Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700161)
10. ZONING CASE Z-2026-10700161 (Council District 5): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600055)
11. ZONING CASE Z-2026-10700141 CD (Council District 5): Ordinance amending the Zoning District Boundary 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. Zoning Commission recommends Approval, with Conditions.
12. ZONING CASE Z-2026-10700160 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.

13. ZONING CASE Z-2026-10700177 (Council District 10): 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 15, Block 2, NCB 13571, located at 2119 Mannix Drive. Staff and Zoning Commission recommend Approval.
14. ZONING CASE Z-2026-10700179 CD (Council District 10): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.
15. ZONING CASE Z-2026-10700189 HL (Council District 10): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.

Adjournment

6:00 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: 10/28/2026 06:36 PM