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 1, 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. 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 OOCC@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 solicitor estos servicios, llame al 210-207-7253 ó a Relay Texas al 711, o envíe un correo electrónico a OOCC@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 consumption within three-hundred (300) feet of Bonham Academy, a public education institution in the San Antonio Independent School District.

2. ALCOHOL VARIANCE CASE TABC-2026-47100241 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing

the sale of alcoholic beverages on Lot 14, Block A, NCB 7006, by BBL Restaurant Group, LLC, operator, and CUV Grayson, LLC, owner, located at 125 W Grayson Street, for on-premises consumption within three-hundred (300) feet of Nathaniel Hawthorne Academy, a public education institution within the San Antonio Independent School District.

3. ALCOHOL VARIANCE CASE TABC-2026-47100242 (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 south 44.5-feet of Lot 1, Block 3, NCB 744, Houston Carpenter, operator, and Adolph Chavez, owner, located at 1001 South Alamo Street, for on-premises consumption within three-hundred (300) feet of Bonham Academy, a public education institution within the San Antonio Independent School District.

4. ALCOHOL VARIANCE CASE TABC-2026-47100264 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 3, Block 1, NCB 14865, by Kanan Grace Garden JP, Inc., operator, and Abiso Babcock, LP, owner, located at 15031 Babcock Road, Suite 140, for on-premises consumption within three-hundred (300) feet of The University of Texas at San Antonio, a public education institution.

5. ALCOHOL VARIANCE CASE TABC-2026-47100272 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 3, Block 1, NCB 14865, by Liquor Bueno, Inc, operator, and Abiso Babcock, LP, owner, located at 15031 Babcock Road, Suite 120, for off-premises consumption within three-hundred (300) feet of The University of Texas at San Antonio, a public education institution.

6. ALCOHOL VARIANCE CASE TABC-2026-47100273 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 3, Block 1, NCB 14865, ZR Legacy Holdings, Inc., operator, and Abiso Babcock, LP, owner, located at 15031 Babcock Road, Suite 130, for on-premises consumption within three-hundred (300) feet of The University of Texas at San Antonio, a public education institution.

7. 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 Military Lighting Overlay Military Lighting Region 2 District to “C-2 MLOD-3 MLR-2” Commercial Martindale 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.

8. ZONING CASE Z-2026-10700154 (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 5, NCB 2138, located at 1232 Rivas Street. Staff and Zoning Commission recommend Approval.

9. ZONING CASE Z-2025-10700327 (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 17, NCB 11457, located at 5050 Hemphill Drive. Staff recommends Denial. Zoning Commission recommends Approval.

10. ZONING CASE Z-2026-10700152 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 24, Block 15, NCB 12795, located at 4847 Lyceum Drive. Staff and Zoning Commission recommend Approval.

11. ZONING CASE Z-2026-10700156 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Food And Food Products – Processing on 0.043 acres out of NCB 17259, located at 8666 Huebner Road. Staff and Zoning Commission recommend Approval.

12. PLAN AMENDMENT CASE PA-2026-11600046 (San Antonio ETJ - Closest to Council District 8): Ordinance amending the Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Residential Estate" to "Urban Low Density Residential" on Lots 1 and 2, Block 4, CB 5936, located at 26410 Teepee Lane. Staff recommends Denial. Planning Commission recommends 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 September 17, 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 September 17, 2026)

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: 09/23/2026 07:06 PM