City of San Antonio

AGENDA

City Council Zoning and Land Use Session

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

Thursday, September 3, 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 OOCC@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 auxiliaries con pedido previo. Para solicitor estos servicios, llame ó envíe un correo a (210) 207-7253 ó OOCC@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. PLAN AMENDMENT CASE PA-2026-11600015 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan and the North Central Neighborhoods Community Plan, components of the Comprehensive Master Plan of the City, by changing the land use classifications from "Low Density Residential", "Neighborhood Commercial", "Community Commercial", "Office", and "Park/Open Space" to "Mixed Use" out of NCB 3928, 3939, 6540, 6545, 6886, 6895, 7212, 7213, 7214, 7215, 7216, 7263, 7264, 7265, 8800, 12489, located along the Blanco Road corridor, between Fresno Street to the North and West Hildebrand Avenue to the South, extending approximately 300 feet East and West of Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700060)

2. ZONING CASE Z-2026-10700060 (Council District 1): Ordinance amending the Zoning District Boundary from “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “MF-33” Multi-Family District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for Auto Sales, “C-2” Commercial District, “C-2P” Commercial Pedestrian District, “C-2NA” Commercial Nonalcoholic Sales District, “O-1 CD” Office District with a Conditional Use for Dry Goods Store, “O-2” High-Rise Office District, “C-3” General Commercial District, and “I-1” General Industrial District to “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed with a Conditional Use for a Noncommercial Parking Lot, “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District, “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “C-2” Commercial District, Auto Upholstery - Sales and Installation (Completely Enclosed), and Studio - Sound and Recording, “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “C-2” Commercial District and three (3) dwelling units, “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body Repair (with outside storage of vehicles and parts permitted but totally screened from adjacent properties and public roadways), “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales - Full Service, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Feed, Seed, Fertilizer Sales, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Stone Monument - Retail and Wholesale, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Vocational School (Outside Storage & Training Area Permitted), “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Candy Manufacturing, “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Carwash, and “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Home Improvement Center out of NCB 3928, 3939, 6540, 6545, 6886, 6895, 7212, 7213, 7214, 7215, 7216, 7263, 7264, 7265, 8800, 12489 with all overlays remaining unchanged, including “HS” Historic Significance and “AHOD” Airport Hazard Overlay District, located in the area generally bound by Fresno Street to the North, West Hildebrand Avenue to the South, and approximately 300ft to the east and west of Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2026-11600015)

3. ZONING CASE Z-2026-10700006 S (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 and "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic 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 Lot 21, Block 3, NCB 9470 and "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 Carwash on Lots 34 and 35, Block 3, NCB 9470, located at 3759 and 3791 Pleasanton Road, and 111 West Petaluma Boulevard. Staff and Zoning Commission recommend Approval.

4. ZONING CASE Z-2026-10700144 (Council District 3): Ordinance amending the Zoning District Boundary from "MHC" Manufactured Housing Conventional District to "MHP" Manufactured Housing Park District on 521.58 acres out of CB 4010, save and except 0.2296 acres, located at 21193 Lamm Road. Staff and Zoning Commission recommend Approval.

5. PLAN AMENDMENT CASE PA-2026-11600045 (Council District 4): Ordinance amending the Heritage South Sector Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Specialized Center" on 38.22 acres out of CB 4297, generally located in the 16000 block of Applewhite Road. Staff and Planning Commission recommend Approval. (Associated Zoning Z-2026-10700143)

6. ZONING CASE Z-2026-10700143 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 38.22 acres out of CB 4297, generally located in the 16000 block of Applewhite Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2026-11600045)

7. ZONING CASE Z-2026-10700004 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the east 100 feet of Lot B, Block 15, NCB 7878, located at 829 West Harlan Avenue. Staff and Zoning Commission recommend Approval.

8. ZONING CASE Z-2026-10700053 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 WQ MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Lumber Yard and Building Materials on Lot 25, Block 8, NCB 2162, located at 1005 North Zarzamora Street. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from August 20, 2026)

9. PLAN AMENDMENT CASE PA-2026-11600053 (Council District 5): 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 "Urban Mixed Use" to "Business/Innovation Mixed-Use" on Lot 8, NCB 6392, located at 2000 South

Presa Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700136)

10. ZONING CASE Z-2026-10700136 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Machine Shop, Warehousing and a Microbrewery to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Printer - Large Scale, Warehousing, and Alcohol - Distillation/Storage on Lot 8, NCB 6392, located at 2000 South Presa Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600053)

11. PLAN AMENDMENT CASE PA-2026-11600040 (Council District 9): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from “Medium Density Residential" to "Neighborhood Commercial" on Lot 2, Block 2, NCB 18901, located at 16719 Huebner Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700124 S ERZD)

12. ZONING CASE Z-2026-10700124 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-1 MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-1 S MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Medical - Clinic (Physician And/Or Dentist) on Lot 2, Block 2, NCB 18901, located at 16719 Huebner Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600040)

13. ZONING CASE Z-2026-10700140 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA MLOD-1 MLR-2 AHOD" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 251, NCB 11985, located at 171 Heimer Road. Staff and Zoning Commission recommend Approval.

14. PLAN AMENDMENT CASE PA-2026-11600050 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Parks/Open Space" to "Mixed Use" on Lot P-13B, NCB 15681, located at 15234 Classen Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700138 S)

15. ZONING CASE Z-2026-10700138 S (Council District 10): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay

District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot P-13B, NCB 15681, located at 15234 Classen Road. Staff and Zoning Commission recommend Approval, with Conditions, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600050)

16. ZONING CASE Z-2026-10700142 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-4 AHOD" Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-4 MC-4 AHOD" Residential Mixed Northeast Metropolitan Corridor Airport Hazard Overlay District, with all overlays to remain the same, on Lot 8, Block 1, NCB 16498, generally located in the 4200 block of Naco-Perrin Boulevard. 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: 08/26/2026 06:56 PM