

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, July 16, 2024

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. (POSTPONED) ZONING CASE Z-2023-10700017 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 45.7 feet of the north 86.3 feet of Lot 13, Block 4, NCB 2211, located at 708 North Colorado Street. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

2. (WITHDRAWN) ZONING CASE Z-2024-10700081 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay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 the east 16.5 feet of Lot 15 and the west 30 feet of Lot 16, Block 4, NCB 2209, located at 1019 Perez Street. Staff Recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

3. (POSTPONED) ZONING CASE Z-2024-10700107 CD (Council District 7): A request for a change in zoning 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-5 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 Noncommercial Parking Lot on Lot 92, Block B, NCB 11513, located at 4202 Willard Drive. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

4. (POSTPONED) ZONING CASE Z-2024-10700125 (Council District 4): A request for a change in zoning from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting to "RM-6 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.15 acres out of NCB 15193, located at 1411 Springvale Drive. (Eradio Gomez, Zoning Senior Planner, 210-207-0197,

Eradio.Gomez@sanantonio.gov, Development Services Department)

5. (WITHDRAWN) ZONING CASE ZONING-Z-2024-10700140 (Council District 1): A request for a change in zoning from "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Mobile Food Court, and Commercial Parking Lot on 0.0698 acres out of NCB 357, located at 635 West Poplar Street. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)
6. (Continued from 6/04/2024) ZONING CASE Z-2023-10700266 CD (Council District 7): A request for a change in zoning 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-5 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 Lot 57, Block 4, NCB 13892, located at 5518 Ivanhoe Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
7. (Continued from 6/18/2024) ZONING CASE Z-2023-10700372 CD (Council District 7): A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
8. (Continued from 6/18/2024) ZONING CASE Z-2024-10700052 CD (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 1 and Lot 2, Block 2, NCB 1173, located at 1606 East Carson Street. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)
9. (Continued from 6/18/2024) ZONING CASE Z-2024-10700086 (Council District 5): A request for a change in zoning from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial

Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.113 acres out of Lot 6, the south 108 feet of Lot 6, and the north 16 feet of Lot 7, NCB 8134, located at 1017 and 1019 South San Eduardo Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

10. (Continued from 6/18/2024) ZONING CASE Z-2024-10700118 (Council District 4): A request for a change in zoning from "FBZ MLOD-2 MLR-2 AHOD" Form Base Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 19.68 acres out of CB 4285, generally located in the 10000 block of South Zarzamora Street. Staff Recommends Denial. (Associated Plan Amendment Case PA-2024-11600038) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2024-10700048 CD (Council District 3): A request for a change in zoning from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends Denial (Associated Plan Amendment PA-2024-11600017) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department).
12. ZONING CASE Z-2024-10700083 (Council District 5): A request for a change in zoning from "R-5 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 a Duplex to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600034) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2024-10700116 CD (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Professional Office on Lot 7, NCB 12883, generally located in the 200 block of Creswell Drive.

Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

14. ZONING CASE ZONING-Z-2024-10700123 (Council District 5): A request for a change in zoning 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 and "C-2 WQ MLOD-2 MLR-2 AHOD" Commercial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25 and the south 35 feet of the north 198 feet of the east 80 feet of Lot 8, Block 8, NCB 2162, located at 1005 and 1007 North Zarzamora Street. Staff recommends Denial with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2024-10700126 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 District on Lot A-1, NCB 10319, located at 2543 Amity Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2024-10700127 CD (Council District 8): A request for a change in zoning from "O-2 MLOD-1 MLR-2" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2NA CD MLOD-1 MLR-2" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Veterinary Hospital - Small Animal on Lot 1, Block 5, NCB 14715, and Lot 1, Block 10, NCB 14720, located at 11902 Rustic Lane. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
17. ZONING CASE Z-2024-10700129 (Council District 4): 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 "MXD MLOD-2 MLR-1 AHOD" Mixed-Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of 30 units per acre on Lot 43, Block 139, NCB 15229, located at 7702 Southwest Loop 410. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
18. ZONING CASE ZONING-Z-2024-10700130 (Council District 10): A request for a change in zoning from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site

Plan Amendment on Lot 5, Block 31, NCB 17365, located at 16918 Bulverde Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

19. ZONING CASE ZONING-Z-2024-10700131 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 38-45, NCB 12048, located at 1041 Clydeville Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600042) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
20. ZONING CASE ZONING-Z-2024-10700134 CD (Council District 3): A request for a change in zoning from "R-6 RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 Airport Hazard Overlay District to "R-6 CD RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block 24, NCB 3579, located at 330 Uvalde Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
21. ZONING CASE ZONING-Z-2024-10700137 (Council District 4): A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 7.734 acres out of NCB 11257, located at 3802 Southwest Military Drive. Staff recommends Approval (Associated Plan Amendment Case PA-2024-11600046) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
22. ZONING CASE ZONING-Z-2024-10700138 S (Council District 6): 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 "C-1 MLOD-2 MLR-2 AHOD" Light 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 7.081 acres out of NCB 17673, generally located in the 1900 block of Rogers Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)
23. ZONING CASE ZONING-Z-2024-10700139 (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 "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.694 acres out of CB 4301, located at 12590 Fischer Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

24. ZONING CASE ZONING-Z-2024-10700142 (Council District 2): A request for a change in zoning from "AE-2 EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lot 1, Lot 2, Lot 15, and Lot 16, Block 11, NCB 1434, located at 2603 East Commerce Street and 500 and 506 Belmont. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
25. ZONING CASE ZONING-Z-2024-10700143 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 IDZ AHOD" Residential Mixed Infill Development Zone Overlay Airport Hazard Overlay District on Lot 2, Block 68, NCB 3336, located at 606 and 608 East Highland Boulevard. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

6:00 P.M. TIME CERTAIN ITEM (may be heard after this time)

- 26 (Continued from 05/21/2024) Discussion and action on a proposed amendment to Chapter 35, the Unified Development Code (UDC), to establish "ICOD" Industrial Compatibility Overlay Districts. Staff recommends continuance for 90 days to the October 15, 2024 meeting. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)
- 27 (Continued from 05/21/2024) ZONING CASE Z2024-10700109 (Council Districts 3 & 4): Adding the zoning classification of "ICOD-1" Industrial Compatibility Overlay District-1 to the property identified as Bexar County Appraisal District Property ID 986344 / Geographic ID 04297-202-0010 (which is generally located on the south side of San Antonio between Leon Creek to the north, Pleasanton Road to the east, Medina River to the south, and Applewhite Road to the west; and is further described as Lot 1, Block 2, CB 4297B of the TMMTX Subdivision recorded in Volume 9562 Pages 27-39 of the Deed and Plat Records of Bexar County, Texas, Save and Except those portions conveyed to the City of San Antonio under Special Warranty

Deeds recorded in Volume 13276 Page 133 and Volume 13276 Page 156) and all properties within the two-mile area extending from the boundaries of BCAD Property ID 968344 / Geographic ID 04297-202-0010 and located within the San Antonio city limits. Staff recommends continuance of 90 days to the October 15, 2024 meeting. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

Approval of Minutes

28. Consideration and Approval of the June 18, 2024 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

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Posted on:

07/13/2024 11:55 AM