

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, September 3, 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 South Government Hill large area rezoning, 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-2024-10700152 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Noncommercial Parking Lot with a reduced 5' bufferyard, on 0.338 acres out of NCB 395, 0.4995 acres out of NCB 843, and 0.610 acres out of NCB 844, and "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.1825 acres out of NCB 843, located at 802-812 East Erie Avenue, 834-836 East Erie Avenue, 401 and 414 East Laurel, and 114 Paschal Street. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

2. (Continued from 8/6/2024) ZONING CASE Z-2024-10700117 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot 36, Block 9, NCB 10268, located at 451 Sterling Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

3. (Continued from 8/20/2024) ZONING CASE Z-2024-10700122 CD (Council District 10): A request for a change in zoning from "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office with a Major Site Plan Amendment for an increase in overall building square footage and impervious coverage on Lot 9, Block A, NCB 12108, located at 2876 Nacogdoches Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

4. (Continued from 8/20/2024) ZONING CASE Z-2024-10700135 CD (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on Lot 64, Block 2, NCB 1774, located at 1010

Warner Avenue. Staff recommends Denial. (Associated Plan Amendment Case Z-2024-11600047) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

5. (Continued from 8/20/2024) ZONING CASE 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)
6. ZONING CASE Z-2024-10700145 CD (Council District 5): A request for a change in zoning from "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 CD MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Professional Office on the west 325.36 feet of Lot 23, Block 8 NCB 8992, located at 729 Southwest 34th Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
7. ZONING CASE Z-2024-10700149 CD (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Warehouse on Lot 2, Block 1 CB 4007, located at 11211 South Highway 181. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600053) (Samantha Benavides, Zoning Planner, 210-207-6043, Samantha.Benavides@sanantonio.gov, Development Services Department)
8. ZONING CASE-Z-2024-10700159 (Council District 3): A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "C-3NA CD S MLOD-3 MLR-2" General Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Mini Warehouse Facility, exceeding 2.5 acres, and a Conditional Use for Outdoor Vehicle and Boat Storage to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay

Military Lighting Region 2 District on 21.366 acres out of NCB 10835, located at 4312 Roland Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-1160055) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2024-10700161 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Noncommercial Parking Lot on Lot 2, Block 4, NCB 2820, located at 3005 West Martin Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)
10. ZONING CASE Z-2024-10700164 (Council District 10): A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Real Estate Office to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 16, Block 2, NCB 12452, located at 2639 Nacogdoches Road. Staff recommends Denial, with an Alternate Recommendation. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2024-10700170 S (Council District 3): A request for a change in zoning from "I-2" Heavy Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for Bulk Plan or Terminal (Includes Bulk Storage of Petro Chemicals) on Lot 7, Block 2, CB 4010, generally located in the 20000 block of Petroleum Common Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2024-10700172 S (Council District 2): A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lots 3 and 4, Block 109, NCB 1386, located at 1738 East Commerce Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2024-10700173 (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, "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "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 MLOD-2 MLR-2

AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 57.741 acres out of NCB 11139, located at 854, 927, 1100, 1132, and 1200 East Chavaneaux Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2024-10700174 (Council District 4): A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600054) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
15. ZONING CASE-Z-2024-10700175 (Council District 7): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 8, the east 15 feet of Lot 7, and the west 30 feet of Lot 9, Block 13, NCB 9213, located at 2326 Cincinnati Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
16. ZONING CASE-Z-2024-10700177 CD (Council District 2): A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-4 CD NCD-6 AHOD" Residential Single-Family Mahncke Park Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for Professional Office on Lot 12, Block 9, NCB 3863, located at 201 Ira Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
17. ZONING CASE Z-2024-10700178 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1, Block 1, NCB 18417, located at 144 O'Connor Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)
18. ZONING CASE Z-2024-10700179 (Council District 5): A request for a change in zoning from

"I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, "O-1" Office District and ten (10) dwelling units on Lot 14E, Lot 14F, Lot 14G, Lot 32, Lot 15A, Lot 15B, Lot 13K, Lot 14B, Lot 14H, and Lot 14K, Block 8, NCB 8084, located at 1327-1343 Southwest 35th Street and 2526, 2614, and 2618 El Jardin Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2024-10700180 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 27-29, Block 27, NCB 3626, located at 923 Northwest 24th Street. Staff recommends Denial, with Alternate Recommendation. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
20. ZONING CASE Z-2024-10700183 HL (Council District 2): A request for a change in zoning from "R-4 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-4 HL MLOD-3 MLR-2 AHOD" Residential Single-Family Historical Landmark Martindale Army Air Field Military Lighting Military Lighting Region 2 Airport Hazard Overlay District on Lot B, Block B3, NCB 1007, located at 1106 Burleson Street. Staff recommends Approval. (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
21. ZONING CASE Z-2024-10700184 HL (Council District 5): A request for a change in zoning from "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 S WQ MLOD-2 MLR-2 AHOD" General Commercial Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System to "I-1 HL WQ MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 S HL WQ MLOD-2 MLR-2 AHOD" General Commercial Historic Landmark Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System on 1.740 acres out of NCB A-18, located at 901 Nogalitos Street. Staff

recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Approval of Minutes

22. Consideration and Approval of the August 20, 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

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) 207-6310 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Posted on:

08/30/2024 12:42 PM