

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, September 17, 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. (Continued from 8/20/2024) ZONING CASE Z-2023-10700366 CD (Council District 6): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales 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 Oversize Vehicle Storage on Lot 160, NCB 8237, located at 555 Historic Old US Highway 90. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

2. (Continued from 8/20/2024) 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)

3. (Continued from 8/20/2024) ZONING CASE Z-2024-10700154 (Council District 5): 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 "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 37.4 feet of Lot 1, NCB 7005, located at 159 Castroville Road. Staff recommends Denial, with a Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

4. (Continued from 9/3/2024) 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)

5. (Continued from 9/3/2024) 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)
6. (Continued from 9/3/2024) 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)
7. (Continued from 9/3/2024) 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)
8. ZONING CASE Z-2023-10700336 (Council District 2): A request for a change in zoning from "I-2" Heavy Industrial District, "I-1" General Industrial District, "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi-Family District, "R-5" Residential Single-Family District to "I-1" General Industrial District, "L" Light Industrial District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-2 CD" Commercial District with a Conditional Use for Bar/Tavern, "C-1" Light Commercial

District, “MF-40” Multi-Family District, “RM-6” Residential Mixed District, “RM-5” Residential Mixed District, “RM-4” Residential Mixed District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5 S” Residential Single-Family District with Specific Use Authorization for Manufactured Home, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-3” Single-Family Residential District, “R-2” Single-Family Residential District, “R-1” Single-Family Residential District, “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in “C-1” Light Commercial and “O-1” Office, and with all overlay districts of “MLOD-3” Martindale Army Military Lighting Overlay, “EP-1” Facility Parking/Traffic Control District, “HS” Historic Significant District, “HL” Historic Landmark District and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 135 acres out of NCB A-42, 42, 494, 495, 991, 1186, 1187, 1193, 1194, 1196, 1197, 1198, 1199, 1201, 1202, 1203, 1204, 1205, 1207, 1214, 1215, 1215B, 1216, 1217, 1218, 1219, 1220, 1221, 1225, 1226, 1227, 1229, 1230, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1695, 2795, 3140, 3141, 01205, and 10126 generally bounded by IH 35 to the north, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, ashley.leal@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2024-10700152 CD (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 "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard, "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard, and "MF-33 CD HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.338 acres out of NCB 395, 0.682 acres out of NCB 843, and 0.610 acres out of NCB 844, located at 802-812 East Erie Avenue, 834-836 East Erie Avenue, 401 and 414 East Laurel, and 114 Paschal Street. Staff recommends Approval, with Conditions. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
10. ZONING CASE Z-2024-10700169 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial 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, Bar/Tavern, Microbrewery, Mobile Food Truck Court, Mobile Food Truck Vending (Base Operations), and Reception Hall on 0.358 acres out of NCB 981, located at 610 East Josephine. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2024-10700171 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 1-3, Block 3, NCB 2312, located at 1902-1910 West Commerce Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2024-10700182 CD S (Council District 7): A request for a change in zoning from "C-3NA CD" General Commercial Nonalcoholic Sales District with a Conditional Use for Wholesale Plant Nursery and "C-3 CD" General Commercial District with a Conditional Use for Wholesale Plant Nursery to "C-3NA CD S" General Commercial Nonalcoholic Sales District with a Conditional Use for Landscaping Materials - Sales and Storage and a Specific Use Authorization for Storage - Outside (Screening from Public ROWs and Adjacent Property Required) on Lot P-4A, Lot P-4C, and Lot P-4E, NCB 16051, located at 8349 West Loop 1604 North. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2024-10700186 CD (Council District 5): 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 "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block, 4, NCB 7370, located at 2942 Tampico Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2024-10700189 CD (Council District 6): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General 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 Auto Paint and Body on Lot 38, Block 18, NCB 16528, located at 6725 West US Highway 90. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2024-10700190 (Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-62A, NCB 15613, located at 9233 New Laredo Highway.

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

16. ZONING CASE Z-2024-10700193 (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 and "R-6 MLOD-2 MLR-1 MAOZ-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.202 acres out of NCB 11262 and "C-2 MLOD-2 MLR-1 MAOZ-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District on 0.046 acres out of NCB 11262, on 5.248 acres out of NCB 11262, located at 3400 Golden Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600060) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
17. ZONING CASE Z-2024-10700195 (Council District 3): A request for a change in zoning from "RP" Resource Protection District to "R-20" Residential Single-Family District on 2.655 acres out of CB 4180, located at 225 Neal Road. Staff recommends Denial. (Associated Plan Amendment Case PA-2024-11600061) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
18. ZONING CASE Z-2024-10700196 CD (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on the east 15 feet of Lot 45 and the west 20 feet of lot 46, Block 35, NCB 1633, located at 743 Essex Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
19. ZONING CASE Z-2024-10700198 (Council District 10): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office, and "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Private School/Daycare to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot P-26F, Lot P-26J, Lot P-100, Lot P-126, Lot P-126A, Lot P-113, Lot P-26H, Lot P-29, Lot P-112A, Lot P-129, Lot P-137, NCB 17365, and Lots 34-35, Block 1, NCB 17363, located at 4172, 4144, and 4188 Jung Road and 3951 Briar Hollow Street. Staff recommends Approval. (Alexa Retana, Zoning Planner,

210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2024-10700199 CD (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on Lot P-100K, NCB 10917, located at 9754 Southton Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)
21. ZONING CASE Z-2024-10700200 (Council District 3): A request for a change in zoning 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 "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 4-9, Block 15, NCB 11114, and Lot 175, Block 15, NCB 11111, located at 111-127 Gillette Boulevard, 339 Moursund Boulevard, and 353 Moursund Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
22. ZONING CASE Z-2024-10700201 (Council District 3): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District and "MI-1 MLOD-2 MLR-1 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of five (5) units per acre and "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 five (5) units per acre on 24.7844 acres out of CB 4005 and CB 4283, located at 11583 Pleasanton Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
23. ZONING CASE Z-2024-10700203 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.12 acres out of NCB 863 and "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.09 acres out of NCB 863, on the east 46 feet of Lot 8, and the west 7 feet of Lot 9, NCB 863, located at 401 East Mistletoe Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
24. ZONING CASE Z-2024-10700225 (Council District 2): A request for a change in zoning from "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without

cover charge 3 or more days per week to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week with a Major Site Plan Amendment on the north 45 feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600072) (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Approval of Minutes

25. Consideration and Approval of the September 3, 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:

09/13/2024 03:06 PM