

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services

Center

1901 South Alamo

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**Tuesday, February 4, 2025**

**1:00 PM**

**1901 S. Alamo**

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**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-2024-10700197 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern, and multi-family use up to 40 dwelling units on Lot 11, NCB 478 located at 1316 Austin Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600082) (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)
  
2. (Continued from 1/7/2025) ZONING CASE Z-2024-10700007 CD (Council District 7): A request for a change of zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 17, Block 7, NCB 8099, located at 327 Bexar Drive. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)
  
3. (Continued from 1/7/2025) ZONING CASE Z-2024-10700255 CD (Council District 7): A request for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Office Warehouse/Flex Space on Lot 4 and Lot 14, NCB 18009, located at 11006 Bandera Road. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, [Eradio.Gomez@sanantonio.gov](mailto:Eradio.Gomez@sanantonio.gov), Development Services Department)
  
4. (Continued from 1/7/2025) ZONING CASE Z-2024-10700282 (Council District 5): A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, [Bronte.Frere@sanantonio.gov](mailto:Bronte.Frere@sanantonio.gov), Development Services Department)
  
5. ZONING CASE Z-2024-10700270 S (Council District 4): A request for a change in zoning from "FR" Farm and Ranch District to "L S" Light Industrial District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) on 5 acres out of CB 4187, located at

19529 Applewhite Road. Staff recommends Denial, with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2024-10700306 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 18 and 19, Block 1, NCB 17658, located at 6909 North Loop 1604 East. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
7. ZONING CASE Z-2024-10700321 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 1.914 acres out of NCB 18207, located at 825 East Basse Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600100) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
8. ZONING CASE Z-2024-10700327 (Council District 5): A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot B-3, Block 3, NCB 8184, located at 2435 Frio City Road. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600101) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
9. ZONING CASE Z-2024-10700333 CD (Council District 8): A request for a change in zoning from "MF-33" Multi-Family District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space) on 6.268 acres out of NCB 14795, generally located in the 4400 block of Bluemel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600102) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)
10. ZONING CASE Z-2024-10700334 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 2, NCB 10571, located at 3935 North Panam Expressway. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. Discussion and Election of Zoning Commission Officers for 2025.

## **Approval of Minutes**

12. Consideration and Approval of the January 7, 2025 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:

01/31/2025 02:39 PM