City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 5, 2022 **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.

ZONING COMMISSIONERS

John Bustamante, District 5 - Chair
Robert Sipes – District 7, Vice - Chair
Summer Greathouse, District 1, Pro-Tem

Taylor Watson - District 2 **Charles Fuentes - District 3**
Suren Kamath - District 4 **Kin Hui – District 6**
Osvaldo Ortiz – District 8 **Marco Barros - District 9**
Marc Whyte – District - 10 **Gayle McDaniel - District – Mayor**

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.

*Note: Comments may be submitted in Spanish. Written comments and voicemails must be received the day prior to the meeting, at 10am to give time for translation.

Work Session – 12:30 P. M. Update on 2022 Code Amendments. 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-2022-10700036 (Council District 4): 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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.481 acres out of CB 4286, generally located north of Mallard Pass and Catfish Pond. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

2. (Continued from 03/15/2022) ZONING CASE Z-2021-10700340 ERZD (Council District 8): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 5.1948 acres out of NCB 14867, located at 13930 FM 1560 North. Staff and SAWS recommend Approval. (Roland Arsarte, Planner (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2021-10700220 ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District to "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military

Lighting Region 2 Edwards Recharge Zoning District on 38.2552 acres out of NCB 14861 and CB 4766, located at 6920, 6946 and 6950 West Hausman Road. Staff and SAWS recommend Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

4. (Continued from 03/01/2022) ZONING CASE Z-2022-10700002 S (Council District 8): A request for a change in zoning from "PUD C-2 AHOD" Planned Unit Development Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lot 34, NCB 11622 located at 4242 Medical Drive. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

5. (Continued from 03/01/2022) ZONING CASE Z-2022-10700015 (Council District 1): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Hardware Sales to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600005)(Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

6. (Continued from 03/15/2022) ZONING CASE Z-2021-10700208 (Council District 4): A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommendation pending. (Associated Plan Amendment PA-2021-11600069) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

7. (Continued from 03/15/2022) ZONING CASE Z-2021-10700318 (Council District 5): 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 "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1 –5, Block 33, NCB 8071, (save and except 0.0231 acres), located at 1351 and 1357 South General McMullen. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

8. (Continued from 03/15/2022) ZONING CASE Z-2022-10700010 CD (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 1Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2)

dwelling units on Lot 24, Block 48, NCB 15150, located at 106 Old Valley Hi Drive. Staff recommends Denial. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

9. (Continued from03/15/2022) ZONING CASE Z-2022-10700029 (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 34.506 acres out of NCB 4296 and NCB 4297, located at 15895 South State Highway 16. Staff recommendation pending. (Associated Plan Amendment PA-2022-11600012) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2021-10700334 (Council District 6): A request for a change in zoning from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 GC-2 MLOD-2 MLR-2 AHOD" Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 23, Block 51, NCB 17642, generally located in the 10000 Block of State Highway 151. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2022-10700037 CD (Council District 2): A request for a change in zoning from “C-3 MLOD-3 MLR-2 AHOD” General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance on Lots 14-17, Block 1, NCB 16533, located at 9249 Interstate Highway 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600014) (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2022-10700039 (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 13 and the west 51.2 feet of 14, Block 5, NCB 2048, located at 244 Princeton Ave. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2022-10700040 HL (Council District 10): A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 HL MLOD-3 MLR-2" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting

Region 2 District on Lot 16, Block 8, NCB 9137, located at 207 Wyanoke Drive. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2022-10700041 HL (Council District 2): A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 50 feet of Lots 1 through 6, Block 13, NCB 1603, located at 1211 South Gevers Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2022-10700042 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lots 33-38, Block 24, NCB 1803, located at 927 West Mulberry Avenue. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2022-10700043 CD (Council District 7): A request for a change in 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 two (2) dwelling units on Lot 13, Block 6, NCB 9820, located at 106 Vaughan Place. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2022-10700046 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 33 and Lot 34, Block 27, NCB 1809, located at 1025 West Huisache Avenue. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2022-10700047 (Council District 5): A request for a change in zoning from “C-3 MLOD-2 MLR-1 AHOD” General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-5 MLOD-2 MLR-1 AHOD” Residential Mixed Lackland Overlay Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 10, NCB

8906, located at 2533 West Southcross Boulevard. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2022-10700048 CD (Council District 1): A request for a change in 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 a Professional Office on Lot 11, Block 90, NCB 7110, located at 1401 Lee Hall. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2022-10700049 CD (Council District 3): 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 "R-6 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 four (4) dwelling units on Lot 19, Block 21, NCB 9321, located at 618 Verne Street. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2022-10700050 (Council District 2): A request for a change in zoning from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District on Lot 6, Block 1, NCB 991, located at 818 Austin Street. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2022-10700051 (Council District 3): A request for a change in zoning from “MF-18” Limited Density Multi-Family District to “MF-25” Low Density Multi-Family District on Lot 1, Block 3, NCB 16624, located at 14050 Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600016) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

23. ZONING CASE Z-2022-10700053 CD (Council District 1): A request for a change in zoning from "R-6 CD H UC-4 AHOD" Residential Single-Family Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Day Care Center to "R-6 CD IDZ H UC-4 AHOD" Residential Single-Family Infill Development Zone Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for Food Service Establishment on West 16.5 feet of Lot 11, Block 3, NCB 2964, located at 536 East Courtland Place. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services

Department)

24. ZONING CASE Z-2022-10700054 (Council District 1): A request for a change in zoning from "IDZ NCD-5 AHOD" Infill Development Zoning Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for an "NC" Neighborhood Commercial and Metal/Woodworking Shop to "IDZ-2 NCD-5 AHOD“ Medium Density Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 28 and a 0.0032 acre tract of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

25. ZONING CASE Z-2022-10700055 S (Council District 8): A request for a change in zoning from "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the south 310.25 feet of the northwest 572.05 feet of Lot 25, Block, NCB 13662, located at 8308 Fredericksburg Road. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

26. ZONING CASE Z-2022-10700056 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MXD" Mixed-Use District with a maximum density of sixty-five (65) units per acre on Lot P-6, NCB 15017, located at 11306 Huebner Road. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

27. ZONING CASE Z-2022-10700059 (Council District 2): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to "C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.0950 acres out of NCB 12168, located at 2800 North East Loop 410. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)

28. ZONING CASE ZONING-Z-2022-10700065 (ETJ – Closest to Council District 3): Assigning zoning to property generally located southeast of the intersection of South Loop 1604 East and IH 37 South currently located Outside the City Limits by applying “R-4” Residential Single-Family District on Lot 1, Block 1, CB 4167A. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600020) (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

Approval of Minutes

29. Consideration and Approval of the March 15, 2022 Zoning Commission Minutes.

Other Items

30. Director's Report: Update on 2022 Code Amendments.

Adjournment

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el esta¬cionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).

Posted on: 04/01/2022 04:15 PM