City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 7, 2021 **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 11:00 a.m. – Discussion of possible Unified Development Code (UDC) amendments from Zoning Commission. 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. ZONING CASE Z-2021-10700169 S ERZD (Council District 9): A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on 1.032 acres of NCB 18218, generally located in the 3600 Block of East Evans Road. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, 210-207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

2. (Continued from 11/02/2021) ZONING CASE Z-2021-10700248 (Council District 8): A request for a change in zoning from "C-3" General Commercial District to "MXD" Mixed-Use District on Lot 52, NCB 12858, located at 8719 Wurzbach Road. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

3. (Continued from 11/16/2021) ZONING CASE Z-2021-10700218 (Council District 8): A request for a change in zoning from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting

Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600072) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2021-10700267 CD (Council District 5): 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-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 Motor Vehicle Sales (Full Service) on Lot 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Approval with Conditions. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

5. ZONING CASE Z-2021-10700288 CD (Council District 2): A request for a change in zoning from "MH MLOD-3 MLR-2" Manufactured Home Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Truck Stop on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600102)(Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

6. ZONING CASE Z-2021-10700289 (Council District 6): A request for a change in zoning from "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 16.070 acres out of NCB 17642, generally located in the 3000 Block of Rogers Road. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2021-10700290 (Council District 10): 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 Lot 14, Block 5, NCB 12575, located at 8603 North New Braunfels Avenue. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2021-10700291 CD (Council District 3): A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Wrecker Service with Outside Storage, Sales, and Auction on 5.1190 acres out of NCB 10759, located at 2806 Rigsby Avenue. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

9. ZONING Z-2021-10700293 S (Council District 8): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on Lot 3 and Lot P-117, NCB 14281, located at 9030 Wurzbach Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, despina.matzakos@sanantonio.gov, Development Services Department)

10. ZONING Z-2021-10700295 (Council District 2): A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 3 and Lot 11, NCB 10577, located at 706 AT&T Center Parkway and 738 AT&T Center Parkway. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2021-10700296 (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 and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600106) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2021-10700298 (Council District 2): A request for a change in zoning from "C-2 RIO-1 UC-2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R-4 RIO-1 UC-2" Residential Single-Family River Improvement Overlay 1 Broadway Urban Corridor District to "IDZ-2 RIO-1 UC-2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF-40" Multi-Family District on Lot 8, Lot 17, Block 3, NCB

3081, located at 3814 Broadway Street and 115 Pershing Avenue. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2021-10700299 CD (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units on Lot 13, NCB 14698, located at 11115 Vance Jackson Road. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2021-10700300 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 6, Block 2, NCB 18412; Lot 6, Block 3, NCB 18412; Lots 5,7-17, Block 3, NCB 18413, Lots 11-13, Block 4, NCB 18414, located at 6202 Ahern Drive, 6202-6211, and 6219 Balcombe. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2021-10700306 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the south 341.93 feet of Lot 1, ARB Lot P-103, NCB 12962, generally located on the 7000 Block of San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600107) (Mirko Maravi, Planning Coordinator, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Other Items

16. Discussion and possible action on proposed 2021 UDC Amendments from the Zoning Commission. Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.

Approval of Minutes

17. Consideration and Approval of the November 16, 2021 Zoning Commission Minutes.

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).