

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, October 19, 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
Dr. Francine Romero – District 8 Marcos 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 two 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.

Worksession

12:30 p.m.

Briefing by the Planning Department on Case No. Z2021-10700278 regarding the zoning of properties that are being annexed into the City of San Antonio. 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-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-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 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 PA-2021-11600072) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

2. (POSTPONED) ZONING CASE Z-2021-10700251 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. (Associated Plan Amendment PA-2021-11600086) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).
3. ZONING CASE Z-2020-10700203 S ERZD (Council District 8): A request for a change in zoning from "DR ERZD" Development Reserve Edwards Recharge Zone District to "RP S ERZD" Resource Protection Edwards Recharge Zone District with a Specific Use Authorization for a Wireless Communication System on 0.0275 acres out of NCB 14866, located at 325 Pueblo Pintado. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
4. (Continued from 09/21/2021) ZONING CASE Z-2021-10700179 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 17, Block 7, NCB 2998, located at 506 East Ashby Place. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov; Development Services Department)
5. (Continued from 10/05/2021) ZONING CASE Z-2021-10700193 CD (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
6. (Continued from 10/05/2021) ZONING CASE Z-2021-10700200 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "C-2P H AHOD" Commercial Pedestrian Historic Dignowity Hill Airport Hazard Overlay District on the west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568, located at 103 Brown Street and 1403 East Houston Street. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

7. (Continued from 10/05/2021) ZONING CASE Z-2021-10700228 S (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home on Lot 19, Block 4, NCB 13761 located at 146 Rene Avenue. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
8. (Continued from 10/05/2021) ZONING CASE Z-2021-10700237 CD (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex on the east 77 feet of Lot 15, Block 3, NCB 3032, located at 1102 West Ashby Place. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, 210-207-0215, richard.bautista-vazquez, Development Services Department)
9. (Continued from 10/05/2021) ZONING CASE Z-2021-10700240 (Council District 1 and 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Dwellings on Lots 1, 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263, located at 1720 West Salinas. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
10. ZONING CASE Z-2021-10700034 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 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 Conditional Use for Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted) on Lot 3, Block 18, NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Planning Case PA-2021-1160013) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2021-10700222 (Council District 6): A request for a change in zoning from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair on Lot 12, Block 8, NCB 15329, generally located in the 8000 Block of State Highway 151. Staff recommends

Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2021-10700241 CD (Council District 3): 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 three (3) dwelling units on the north 137.5 feet of Lot 112, Block 2, NCB 2977, located at 863 Steves Avenue. Staff recommends Denial, with Alternate Recommendation. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2021-10700242 CD (Council District 3): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 26, Block 1, NCB 9522, located at 503 Mebane Street. Staff recommends Denial. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2021-10700243 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600082) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2021-10700244 CD (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units and "R-5 CD UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 100 feet of Lot A1, NCB 1719, located at 221 Rose Lane. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2021-10700245 (Council District 3): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215,

vazquez@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2021-10700247 (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 "MF-18 NCD-5 AHOD" Limited Density Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the west 100 feet of Lot 25 and the south 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff recommends Denial. (Associated Plan Amendment PA2021-11600090) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
18. 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)
19. ZONING CASE Z-2021-10700249 (Council District 6): A request for a change in zoning from "C-3" General Commercial District, "C-3 MLOD-2 MLR-2" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 District, "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay to "L" Light Industrial District, "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay on 42.4 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
20. ZONING CASE Z-2021-10700250 S (Council District 5): 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-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 1, Lot 2, Lot 12 and Lot 13, Block 11, NCB 2250 located at 3034 West Salinas Street. Staff recommends Denial. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
21. ZONING CASE Z-2021-10700252 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on 20.044 acres out of

NCB 10574 and 14037, located at 3600 North Panam Expressway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600087) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

22. ZONING CASE Z-2021-10700253 (Council District 6): A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on Lot 36, Block 4, NCB 17640, located in the 5400 Block of Rogers Road. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).
23. ZONING CASE Z-2021-10700254 (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 to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 3, NCB 17242, located at 7334 Potranco Road. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).
24. ZONING CASE Z-2021-10700257 (Council District 3): 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, "C-1 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 the north 38.5 feet of Lot 8, Lot 7, Lot 9, Lot 10, Lot 11, the south 11.5 feet of Lot 8, Block 3, NCB 9475, located at 7214, 7218 and 7226 Briar Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600089) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
25. ZONING CASE Z-2021-10700259 CD (Council District 3): A request for a change in zoning from "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 two (2) dwelling units 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 three (3) dwelling units on Lot 103, Block 8, NCB 11101, located at 200 West Ansley Boulevard. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)
26. ZONING CASE Z-2021-10700260 (Council District 10): A request for a change in zoning from

“C-3 AHOD” General Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. (Associated Plan Amendment PA2021-11600091) (Summer McCann, Planner (210) 207-5876, summer.mccann@sanantonio.gov; Development Services Department)

27. Discussion and Consideration of Cancellation of the January 4, 2022 Zoning meeting.

Approval of Minutes

28. Consideration and Approval of the October 5, 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 estacionamiento. 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: 10/15/2021 04:51 PM