

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 16, 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 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. 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-2021-10700286 HL (Council District 2): A request for a change in zoning from “RM-4 MLOD-3 MLR-2 AHOD” Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “RM-4 HL MLOD-3 MLR-2 AHOD” Residential Historic Landmark Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9, Block 14, NCB 1553, located at 234 Yucca Street. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
2. (Continued from 11/02/2021) ZONING CASE Z-2020-10700230 CD S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing on 92.50 acres out of NCB 14848, located at 14700 Tradesman Drive. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

3. (Continued from 10/19/2021) 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)
4. (Continued from 11/02/2021) 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)
5. (Continued from 11/02/2021) ZONING CASE Z-2021-10700164 (Council District 1): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 11 and 12, Block 119, NCB 8849, located at 1603 and 1607 West Hermosa Drive. Staff recommends Approval. (Catherine Hernandez, DSD Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)
6. (Continued from 11/02/2021) ZONING CASE Z-2021-10700214 (Council District 3): A request for a change in zoning from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District on Lot P-102, NCB 10917, located in the 9400 Block of Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600071) (Roland Arsate, Planner (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)
7. (Continued from 11/02/2021) 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)

8. (Continued from 11/02/2021) ZONING CASE Z-2021-10700267 (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-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600093) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
9. ZONING CASE Z-2020-10700129 (Council District 3): A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on Lot 1, Lot 2, Lot 3 east 11.9 feet of south 96 feet of Lot 5, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
10. ZONING CASE Z-2021-10700216 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for seven (7) dwelling units on Lot 18-20, Block 163, NCB 7118, located at 1431 Thorain Boulevard. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
11. 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 PA-2021-11600072) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov,

Development Services Department)

12. ZONING CASE Z-2021-10700238 CD (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional use for a Human Service Campus on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600078) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
13. 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 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600084) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2021-10700275 CD (Council District 6): 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 13, Block 6, NCB 18484, located at 9142 Ridge Path. Staff recommends Denial. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2021-10700276 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) residential dwellings on Lot 252A, NCB 7846, located at 130 West Mayfield Boulevard. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2021-10700277 (Council District 5): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial on Lot 1, NCB 2569, located at 246 East Cevallos Street. Staff recommends

Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2021-10700279 (Council District 1): A request for a change in zoning from "R-6 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 up to 25 units per acre on Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
18. ZONING CASE Z-2021-10700281 (Council District 1): A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-16600101) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department)
19. ZONING CASE Z-2021-10700282 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-4 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 54, Block 4, NCB 8327, located at 159 Allsup. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department).
20. ZONING CASE Z-2021-10700283 CD (Council District 1): A request for a change in zoning from "C-2 H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District to "C-2 CD H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on the south 80.3 feet of Lot 1, Block 13, NCB 716, located at 724 South Alamo Street. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)
21. ZONING CASE Z-2021-10700284 CD (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital on Lot 2, Block 1, NCB 16044, located at 2426 Ceegee Lane. Staff recommends Approval.

(Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2021-10700285 CD (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Warehousing on 33.72 acres out of NCB 11166, located at 12100 South US Highway 281. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)
23. ZONING CASE Z-2021-10700287 HL (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 to "C-2 HL MLOD-2 MLR-2 AHOD" Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on north 101.25 feet of Lot 1, Block 7, NCB 2340 located at 1502 Buena Vista Street. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Approval of Minutes

24. Consideration and Approval of the November 2, 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).