

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 19, 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-2021-10700280 (Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-1A, NCB 11295, located at 9098 South Interstate Highway 35. (Associated Plan Amendment PA-2021-11600109) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
2. (POSTPONED) ZONING CASE Z-2022-10700069 (Council District 3): A request for a change in zoning from "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "RM-5" Residential Mixed District on Lot 7 & 8, Block 1, NCB 3848, located at 317 East Theo Avenue. (Associated Plan Amendment PA-2022-11600032) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

3. (Continued from 04/05/2022) 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 03/15/2022) ZONING CASE Z-2021-10700258 ERZD (Council District 10): A request for a change in zoning from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 7.942 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
5. ZONING CASE Z-2021-10700330 S ERZD (Council District 9): A request for a change in zoning from "C-3R MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3R S MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic on 0.285 acres out of NCB 18217, located at 23014 US Hwy 281 North. Staff and SAWS recommend Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
6. ZONING CASE Z-2021-10700353 ERZD (Council District 9): A request for a change in zoning from "C-2 CD GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD MLOD-1 MLR-2 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759

acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North. Staff and SAWS recommend Approval, pending Plan Amendment. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2022-10700031 CD ERZD (Council District 8): A request for a change in zoning from "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 12 Residents to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 13 Residents on Lot 12, Block 21, NCB 14752, located at 7023 West Hausman Road. Staff and SAWS recommend Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
8. ZONING CASE Z-2022-10700033 ERZD (Council District 9): A request for a change in zoning from "R-6 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on Lot 1, Block 8, NCB 18388, located at 16845 Blanco Road. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
9. (Continued from 03/15/2022) ZONING CASE Z-2022-10700024 CD (Council District 5): 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 "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 on Lot 36, save and except the northwest triangular 4.52 Feet, and Lot 37, Block 18, NCB 3921, located at 525 Prado Street. Staff recommends Denial. (Associated Plan Amendment PA2022-11600011) (Corin Hooper, Senior Planner, (210) 207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)
10. ZONING CASE Z-2022-10700060 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 four (4) dwelling units on Lot 1, Block 49, NCB 8831, located at 1736 West Olmos Drive. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2022-10700063 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-1 AHOD" Single-Family Residential Airport Hazard Overlay District on the east 29 feet of Lot 12, Block 2, NCB 6088, located at 803 Indiana Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2022-10700064 CD (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 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 Auto and Light Truck Repair on West 16.5 feet of Lot 40, Block 83, NCB 11060, located at 805 Gillette Boulevard. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2022-10700067 (Council District 1): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Historic Lavaca Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Historic Lavaca Airport Hazard Overlay District on Lot 10, Block 5, NCB 723, located at 220 Leigh Street. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2022-10700068 (Council District 3): A request for a change in zoning from "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 18, Lot 19, and the west 20-feet of Lot 20, Block 2, NCB 7639, located at 117 Koehler Court. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2022-10700070 (Council District 3): A request for a change in zoning from "C-3 MC-1 AHOD" General Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "MF-33 MC-1 AHOD" Multi-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District on 24.89 acres out of NCB 11156, generally located in the 11700 Block of Southeast Loop 410. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2022-10700071 (Council District 7): A request for a change in zoning from

"MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 24, Block 15, NCB 14361, located at 5002 Northwest Loop 410. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2022-10700072 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 three (3) dwelling units on Lot 12, NCB 3599, located at 638 West Elmira Street. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
18. ZONING CASE Z-2022-10700074 (Council District 2): A request for a change in zoning from "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 18, Block 4, NCB 9545, located at 1007 Poinsettia Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
19. ZONING CASE Z-2022-10700075 (Council District 4): 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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 131.25 feet of the north 495 feet of the west half of Lot 338, and Lot 338-A, Block 35, NCB 11134, located at 1519 West Villaret Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
20. ZONING CASE Z-2022-10700076 (Council District 10): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 101, NCB 11889, located at 7978 Broadway. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2022-11600024)
21. ZONING CASE Z-2022-10700077 CD (Council District 3): A request for a change in zoning from "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use

for a Truck Stop or Laundry - Full Service on Lot P-100B, NCB 10915, located at 9425 South Presa Street. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2022-10700078 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and the East 20.9 feet of Lot 2, Block H, NCB 1379, located at 1108 Center Street. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)
23. ZONING CASE Z-2022-10700079 (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot TR-34A, NCB 14943, generally located in the 4200 Block of Naco Perrin Boulevard. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600026) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
24. ZONING CASE Z-2022-10700080 (Council District 10): A request for a change in zoning from "QD S AHOD" Quarry Airport Hazard Overlay District with Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2 AHOD" Commercial Airport Hazard Overlay District on 7.631 acres out of NCB 34963, generally located in the 5400 Block of East Loop 1604. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
25. ZONING CASE Z-2022-10700081 (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 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, Lot 901, and Lot P-24B, Block 1, NCB 15148, generally located in the 8600 Block of Ray Ellison Boulevard. Staff recommends Approval. (Miko Maravi, Project Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
26. ZONING CASE Z-2022-10700082 HL (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-6 HL NCD-5 AHOD" Residential Single Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 17 and Lot 18, Block 27, NCB 1809, located at 1012 West Mulberry Avenue. Staff recommends

Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

27. ZONING CASE Z-2022-10700083 (Council District 10): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Lot 14-16, and the west 5 feet of Lot 17, Block 3, NCB 14949, located at 106 and 110 Mabelle Drive. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)

Approval of Minutes

28. Consideration and Approval of the April 5, 2022 Zoning Commission Minutes.

Other Items

29. 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 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: 04/15/2022 01:17 PM