

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 3, 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-2022-10700093 (Council District 3): A request for a change in zoning from "MHC" Manufactured Housing Conventional District to "C-2" Commercial District on 0.2296 acres out of CB 4010, located at 21193 Lamm Road. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
2. (POSTPONED) ZONING CASE Z-2022-10700094 CD (Council District 1): A request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week on Lots 7-11 and the West 5 feet of Lot 12 and Lot P-104, Block 8, NCB 2026, located at 1024 Cincinnati Avenue. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2022-11600030)
3. (Continued from 04/5/2022) 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. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov,

Development Services Department)

4. (Continued from 04/19/2022) 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)
5. (Continued from 04/19/2022) 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)
6. (Continued from 04/19/2022) 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)
7. (Continued from 04/19/2022) 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)
8. 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-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Warehousing on Lot P-1A, NCB 11295, located at 9098 South Interstate Highway 35. Staff recommends Approval, pending Plan

Amendment. (Associated Plan Amendment PA-2021-11600109) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

9. 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 "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 1 – 5, Block 33, NCB 8071, (save and except 0.0231 acres), located at 1351 and 1357 South General McMullen Drive. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
10. 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, located in the 2100 block of Catfish Pond. Staff recommends Denial. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
11. 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 for eight (8) dwelling units on Lot 7 and Lot 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600032) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2022-10700086 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 14, Block 4, NCB 2047, located at 128 Princeton Avenue. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2022-10700087 S (Council District 6): A request for a change in zoning from "R-4" Residential Single-Family District to "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Licensed Childcare Facility on Lot 123, Block 1, NCB 18851, located at 9831 Village Briar. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2022-10700088 S (Council District 2): A request for a change in zoning from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation District Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L S MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Truck Repair and Maintenance on Lot 16, NCB 12887, generally located on the 5400 Block of Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600029) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2022-10700089 S (Council District 8): A request for a change in zoning from "C-3" General Commercial District and "C-1" Light Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facility on 2.723 acres out of Lot 40, NCB 12858, located at 8647 Wurzbach Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2022-10700090 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 8 and Lot 9, Block 89, NCB 11065, located at 786 Gillette Boulevard. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
17. ZONING CASE Z-2022-10700092 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.195 acres and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 7.00 acres, being 8.195 acres out of NCB 16587, located at 15702 Nacogdoches Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Approval of Minutes

18. Consideration and Approval of the April 19, 2022 Zoning Commission Minutes.

Adjournment

Other Items

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

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: 04/29/2022 10:10 AM