

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, May 17, 2022**

**1:00 PM**

**1901 S. Alamo**

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**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    Michelle Lugalía-Hollon- 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.** Briefing on the Beacon Hill Large Area Rezoning Project. 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) (Continued from 05/03/2022) 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)
2. (Continued from 04/19/2022) 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)
3. (Continued from 04/19/2022) 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 four (4)

dwelling units and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) 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)

4. (Continued from 05/03/2022) 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)
5. (Continued from 05/03/2022) 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)
6. (Continued from 05/03/2022) 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)
7. ZONING CASE Z-2022-10700058 (Council District 2): A request for a change in zoning from "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-

11600017) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2022-10700073 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "O-1 MLOD-3 MLR-1" Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 16, Block 2, NCB 10671, located at 4434 Brideman Drive. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600023) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
9. ZONING CASE Z-2022-10700093 S (Council District 3): A request for a change in zoning from "MHC" Manufactured Housing Conventional District to "R-6 S" Residential Single-Family District with Specific Use Authorization for Wireless Communication System on 0.2296 acres out of CB 4010, located at 21193 Lamm Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
10. 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, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016/1024 Cincinnati Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600030) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2022-10700095 S (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity without Outside Storage and/or Processing on the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600036) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2022-10700096 (Council District 2): A request for a change in zoning from "C-3 EP-1 MLOD-3 MLR-2" General Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-6 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, save and except 84.47 square feet, Block 5, NCB 10244, located at 170 Ferris Avenue. Staff recommends Approval. (Corin Hooper, Senior Planner 210-207-7232, corin.hooper@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2022-10700097 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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on the northern 133.5 feet of Lot 20, Block 1, NCB 8251, located at 239 Northwest 34th Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2022-10700098 (Council District 7): A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on Lot 1, Block 1, NCB 18008 and Lot P-19, NCB 15663, located at 10865 West 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600031) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2022-10700099 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 9 and Lot 10, Block 25, NCB 2085, and "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for a Food Service Establishment on Lot B, Block 25, NCB 2085, located at 1010 Culebra Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2022-10700100 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 MC-3 MLOD-3 MLR-2 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-3 MLOD-3 MLR-2 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MC-3 AHOD"

General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot 8, NCB 8712, located at 1533 Austin Highway. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2022-10700103 CD (Council District 6): 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 Assisted Living Facility with no more than sixteen (16) residents on Lot 3 and Lot 4, Block 2, NCB 17637, located at 10548 and 10558 Mountain View Drive. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
18. ZONING CASE Z-2022-10700104 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with reduced perimeter setback of ten feet (10') on Lot P-128A and Lot-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600034) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
19. ZONING CASE Z-2022-10700105 (Council District 9): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 15.34 acres out of NCB 8680 and NCB 8682, located at 9318 Jones Maltsberger Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
20. ZONING CASE Z-2022-10700106 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 2, NCB 17982 and Lot P-29, NCB 10600, located at 5515 Interstate Highway 10 East. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
21. ZONING CASE Z-2022-10700107 (Council District 3): A request for a change in zoning from "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1

AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of 20 units per acre on Lot 3, NCB 8628, Lot 16, Lot 38, Lot 39, NCB 7665, 1.220 acres out of NCB 7665, 0.70 acres out of NCB 7665 and NCB 7674, 1.5880 acres out of NCB 7674, and 3.1250 acres out of NCB 7674, generally located on East Southcross Boulevard and Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600038) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2022-10700108 (Council District 6): A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 0.860 acres out of NCB 15849, located at 10218 Ingram Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600035) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
23. ZONING CASE Z-2022-107000109 (Council District 3 & 4): A request for a change in zoning from "FBZD MLOD-2 MLR-1" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 1 District and "FBZD" Form Based Zoning District to "MPCD MLOD-2 MLR-1" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 1 District and "MPCD" Master Planned Community District on 179.94 acres out of CB 4005, CB 4283, CB 4284, and CB 4285, generally located at the intersection of University Way and Jaguar Parkway. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
24. ZONING CASE Z-2022-10700110 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Historic King William Airport Hazard Overlay District to "C-2 H AHOD" Commercial Historic King William Airport Hazard Overlay District on North 78.02 feet of the South 123.02 feet of Lot 3, Block B, NCB 935, located at 111 Cedar Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600037) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
25. ZONING CASE Z-2022-10700117 (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, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 4-6 and Lots 19-20, Block 2, NCB 2528, located at 107 Frio City Road. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)

## **Approval of Minutes**

**26. Consideration and Approval of the May 3, 2022 Zoning Commission Minutes.**

Director's Report

## **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: 05/13/2022 02:57 PM