

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, January 18, 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

9:00 A.M.- Zoning Commission Orientation and Training. Please be advised a quorum of Zoning Commissioners may be present.

12:30 P.M.- 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-2021-10700056 (Council District 1): A request for a change in zoning from "C-3NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Airport Hazard Overlay District and "C-2P UC-6 AHOD" Commercial Pedestrian Nonalcoholic Sales San Pedro Urban Corridor Airport Hazard Overlay District to "IDZ-3 UC-6 AHOD " High Intensity Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District with uses permitted for up to 80 units on 0.924 acres out of NCB 769, located at 419 and 425 San Pedro. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
2. (POSTPONED) ZONING CASE Z-2021-10700334 (Council District 6): A request for a change in zoning from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 GC-2 MLOD-2 MLR-2 AHOD" Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 23, Block 51, NCB 17642, generally located in the 10000 Block of State Highway 151.(Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

3. (POSTPONED) ZONING CASE Z-2021-10700336 (Council District 6): 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District with a Conditional Use for a Two-Family Dwelling on the North 64.64 Feet of Lot 12 (Save and Except the West 15 Feet), Block 9, NCB 8992, located at 840 Southwest 36th Street. (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)
4. ZONING CASE Z-2021-10700268 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-40 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 9.041 acres out of NCB 17225, generally located in the 1400 Block of East Sonterra Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600094) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
5. ZONING CASE Z-2021-10700292 S ERZD (Council District 10): A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Laundry And Dry Cleaning - Self Service Facility and "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Print Shop to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Laundry And Dry Cleaning - Self Service Facility on Lot 50, Block 8, NCB 16129, located at 2235 Thousand Oaks. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)
6. (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)
7. (Continued from 12/07/2021) ZONING CASE Z-2021-10700291 CD (Council District 3): A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Army

Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Wrecker Service with Outside Storage, Sales, and Auction on 5.1190 acres out of NCB 10759, located at 2806 Rigsby Avenue. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

8. (Continued from 12/21/2021) 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)
9. (Continued from 12/21/2021) 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).
10. (Continued from 12/21/2021) ZONING CASE Z-2021-10700293 S (Council District 8): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Car Wash on Lot 3 and Lot P-117, NCB 14281, located at 9030 Wurzbach Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
11. (Continued from 12/21/2021) ZONING CASE Z-2021-10700316 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1, Lot P-74D, Lot P-127, Lot P-128 and Lot P-114, Block 1, NCB 15008, located at 8830 and 8880 Heath Circle Drive. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
12. 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 and "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 0.6229 acres out of NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Plan Amendment Case PA-2021-11600013) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

13. 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 the south 96 feet of Lot 1, Lot 2, and Lot 3 and the east 11.9 feet of the south 96 feet of Lot 4, 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)
14. ZONING CASE Z-2021-10700207 (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.641 acres out of NCB 14861, generally located in the 6400 Block of De Zavala Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600067) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2021-10700321 S (Council District 8): A request for a change in zoning from "C-3 UC-1" General Commercial IH-10/FM 1604 Urban Corridor District and "C-3" General Commercial District to "C-3 S UC-1" General Commercial IH-10/FM 1604 Urban Corridor District with a Specific Use Authorization for Auto Paint and Body and "C-3 S" General Commercial District with a Specific Use Authorization for Auto Paint and Body on Lot 45, NCB 14862, generally located in the 10900 Block of Laureate Drive. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2021-10700322 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-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 19 and Lot 20, Block 11, NCB 1786, located at 1004 West Gramercy Place. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876,

summer.mccann@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2021-10700323 (Council District 2): A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-5 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 9, Block 44, NCB 1234, located at 507 Rotary. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
18. ZONING CASE Z-2021-10700325 (Council District 6): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 29, Block 13, NCB 16523, located at 6402 Marcum Drive. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
19. ZONING CASE Z-2021-10700326 (Council District 7): A request for a change in zoning from "RE CD MLOD-2 MLR-2 AHOD" Residential Estate Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Retail Nursery and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 8.310 acres out of NCB 11530, located at 247 West Quill Drive and 285 West Quill Drive. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
20. ZONING CASE Z-2021-10700327 (Council District 4): A request for a change in zoning from "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Fairgrounds to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot P-36D, CB 4295, located at 13455 State Highway 16 South. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
21. ZONING CASE Z-2021-10700328 (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on the North 47 feet of Lot 5 and the west 15.87 feet of the north 47 feet of Lot 6, Block 1, NCB 2234, located at 1804 West Martin Street. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2021-10700331 CD S (Council District 4): A request for a change in zoning from "FBZD MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 CD S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Drug -Manufacturing and a Specific Use Authorization for a Helistop on 67.570 acres out of CB 4005, generally located in the 11200 Block of South Zarzamora Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600115) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
23. ZONING CASE Z-2021-10700332 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 47, Block 1, NCB 15911, generally located in the 11000 Block of Tech Com Road. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
24. ZONING CASE Z-2021-10700346 (Council District 4): A request for a change in zoning from "I-2 MLOD-2 MLR-1 AHOD" Heavy 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 Lot 1, Lot 4, Lot 5, Lot 6, Lot 7, the west irregular 325 feet of Lot 2, and the south irregular 496.88 feet of Lot 2, NCB 12328 (55.5351 acres out of NCB 12328) and Lot 18, Lot 19, Lot 20, and Lot 21, NCB 9503, located at 2102, 2130, 2310, 2400 Southwest Military Drive and 7707 Interstate 35 South. Staff recommends Approval. (Mirko Maravi, Planning Coordinator (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Approval of Minutes

25. Consideration and Approval of the December 21, 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: 01/14/2022 01:02 PM