

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

---

**Tuesday, April 4, 2023**

**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.**

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. Discussion of 1) Mission Protection Overlay District (MPOD) Expansion, 2) Gardendale Large Area, 3) the Verde Hills Area Rezoning and 4) Hill Country Gateway Corridor “GC-1” update.**

**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-2022-10700170 (Council District 7): A request for a change in zoning from "C-2 CD S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Party House, Reception Hall, Meeting Facilities with a Specific Use Authorization for a Bingo Hall to "C-3 IDZ MLOD-2 MLR-2 AHOD" General Commercial Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.493 acres out of NCB 11513, located at 1327 Bandera Road. (Associated Plan Amendment Case PA-2022-1600063) (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)
2. (Continued from 03/21/2023) ZONING CASE Z-2022-10700353 CD (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15 and the east 36.5 feet of Lot 14, Block 15, NCB 1837, located at 117 West Woodlawn Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)
3. (Continued from 03/21/2023) ZONING CASE Z-2023-10700005 (Council District 5): 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 one (1) dwelling unit on the east 14 feet of Lot 8 and the west 16 feet of Lot 9, Block 3, NCB 2582, located at 214 East Lachapelle. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)
4. (Continued from 03/21/2023) ZONING CASE Z-2023-10700032 (Council District 1): A request for a change in zoning from "R-4 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 four (4) dwelling units on Lots 11-13, Block 7, NCB 2800, located at 122 Annie Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department) (Associated Plan Amendment PA-2023-11600008)

5. (Continued from 03/21/2023) ZONING CASE Z-2023-10700035 CD S (Council District 3): A request for a change in zoning from "C-2" Commercial District to "C-3NA CD S" General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Storage – Outside (Screening from Public ROWs and Adjacent Property Required) on 4.131 acres out of CB 4167A, located at 3800 South Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600010) (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
6. ZONING CASE Z-2022-10700194 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-5" Planned Unit Development Residential Single-Family District on 11.03 acres out of NCB 14667, generally located in the 7500 Block of Prue Road. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
7. ZONING CASE Z-2022-10700211 (Council District 2): A request for a change in zoning from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 92 Dwelling Units on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600079) (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
8. ZONING CASE Z-2022-10700329 (Council District 5): A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic District, "C-3" General Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "MF-25" Low Density Multi-Family District, "MF-33" Multi-Family District, "O-2" High-Rise Office District, "R-4" Residential Single-Family District, and "RM-4" Residential Mixed District to "C-3" General Commercial District, "I-1" General Industrial District, "L" Light Industrial District, "NC" Neighborhood Commercial District, "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "MF-65" Multi-Family District, "O-1" Office District, "O-1.5" Mid-Rise Office District, "R-1" Residential Single-Family District, "R-2" Residential Single-Family District, "R-3" Residential Single-Family District, "R-3 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two, three,

or four dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, and “RM-6” Residential Mixed District, with all overlay districts of “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2 and “AHOD” Airport Hazard Overlay District remaining unchanged, on 241.03 acres out of NCB 196, 198, 199, 200, 201, 203, 205, 206, 221, 225, 246, 247, 249, 250, 251, 255, 258, 260, 261, 262, 263, 264, 285, 286, 290, 299, 2081, 2082, 2117, 2118, 2151, 2152, 2153, 2154, 2158, 2180, 2181, 2182, 2183, 2208, 2209, 2210, 2211, 2212, 2214, 2216, 2217, 2226, 2227, 2228, 2229, 2230, 2231, 3540, 7579, and 7580, generally bounded by Interstate 10 and Leal Street to the North, Interstate 10 to the East, Brazos Street and Martinez and Alazan Creeks to the West, and Martin Street and Commerce Street to the South. Staff recommends Approval. (Chris Van Aken, Senior Planner, 210-207-7232, christopher.vanaken@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2023-10700012 (Council District 3 and 5): A request for a change in zoning to apply the expanded Mission Protection Overlay District (MPOD) to existing base zoning districts, with all other existing overlay districts remaining unchanged on approximately 1,378 acres out of NCB A-9, 20, A-20, 2852, 2853, 2854, 2929, 2961, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 4283, 6513, 6514, 6515, 6516, 6517, 6916, 6917, 6918, 6919, 7657, 7658, 7659, 7660, 7661, 7664, 7667, 7668, 7670, 7671, 7675, 7676, 8619, 10919, 10922, 10923, 10924, 10932, 10933, 11041, 11081, 11173, 11174, 11918, 11919, 10879, 1919, and 6915, generally bounded by Mission Road, Roosevelt Avenue and Espada Road and located between 1,500-feet and 1,800-feet from Mission Concepcion (MPOD-1), Mission San Jose (MPOD-2), Mission San Juan (MPOD-3), and Mission Espada (MPOD-4). Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)
10. ZONING CASE Z-2023-10700027 (Council District 2): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 10.016 acres out of NCB 13802, located at 5319 Crestway Road. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2023-10700026 (Council District 2): A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 10, Block 3N, NCB 2955, located at 135 Fuente Alley. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov,

Development Services Department)

12. ZONING CASE Z-2023-10700036 S (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Club-Private on Lot 3, Block 17, NCB 16069, located at 4788 Northwest Loop 410. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)
13. ZONING CASE Z-2023-10700037 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on Lot P-92D, NCB 18311, generally located at the 7000 block of Mainland Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)
14. ZONING CASE Z-2023-10700038 (Council District 7): A request for a change in zoning from "R-6 UC-3 AHOD" Residential Single-Family San Pedro Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential Single-family to "R-6 CD UC-3 AHOD" Residential Single-Family San Pedro Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Professional Office and "R-6 CD AHOD" Residential Single-Family with Conditional Use for a Professional Office on Lot 40, Block 34, NCB 1936, located at 1718 West Gramercy Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)
15. ZONING CASE Z-2023-10700039 CD (Council District 4): A request for a change in zoning from "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed 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 53.18 acres, and "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility with Outdoor Storage on 6.72 acres, being 59.9 acres out of NCB 15001, located at 2418 West Ansley Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600015) (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
16. ZONING CASE Z-2023-10700040 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.765 acres out of CB 4007, located at 10735 Old Corpus Christi Highway. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

17. ZONING CASE Z-2023-10700041 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.938 acres out of NCB 11147, located at 100 East Chavaneaux Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)
18. ZONING CASE Z-2023-10700042 (Council District 3): A request for a change in zoning from "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 8, NCB 10838, located at 4307 Chandler Road. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)
19. ZONING CASE Z-2023-10700043 (Council District 4): A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales 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 0.04 acres out of NCB 14491, located at 6338 Old Pearsall Road. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
20. ZONING CASE Z-2023-10700045 (Council District 1): A request for a change in zoning from "C-3NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Overlay Airport Hazard Overlay District and "C-2 P UC-6 AHOD" Commercial Pedestrian San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-6 AHOD" High Intensity Infill Development Zone San Pedro Urban Corridor Overlay Airport Hazard Overlay District with uses permitted for a Supportive Housing Campus on 0.924 acres out of NCB 769, located at 419 and 425 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600012) (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
21. ZONING CASE Z-2023-10700047 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor on Lot 17 and 18, Block 2, NCB 8417, located at 202 and 206 Sherwood Drive. Staff recommends Approval. (Associated Plan Amendment Case PA-2023-11600014) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

22. ZONING CASE Z-2023-10700048 CD (Council District 2): A request for a change in zoning from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 21 and the east half of Lot 20, Block 2, NCB 3594, located at 285 Post Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)
23. ZONING CASE Z-2023-10700049 CD (Council District 8): A request for a change in zoning from "C-2" Commercial District and "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Recreational Vehicle Park on Lot 10, Block 2, NCB 16350, Lot P-53, NCB 13667, and Lot 1, Block 1, NCB 13667, generally located in the 9500 block of Fredericksburg Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
24. ZONING CASE Z-2023-10700051 (Council District 1): 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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10A and the east 12.84 feet of Lot 9B, Block 3, NCB 2191, located at 1513 Leal Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

### **Approval of Minutes**

24. **Consideration and approval of March 21, 2023, Zoning Commission Minutes.**

### **Director's Report**

### **Adjournment**

At any time during the meeting, the Zoning Commission Meeting 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.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-6310 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.**

Posted on:

03/30/2023 03:39 PM