

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 2, 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 PM: Presentation and Discussion of the Westwood Square large area

rezoning. 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-2023-10700083 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional use for Motor Vehicle Sales on Lots 18 and 19, Block 6, NCB 7257, located at 5509 San Pedro Avenue. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
2. (POSTPONED) ZONING CASE Z-2023-10700084 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 6 and 7, NCB 1339, located at 225 Blaine Street. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
3. (Continued from 04/18/2023) ZONING CASE Z-2022-10700335 CD (Council District 3): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two-Dwelling Residential to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 42 and the east 20 feet of Lot 41, Block 3, NCB 7628, located at 341 and 343 Avondale Avenue. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
4. (Continued from 04/18/2023) ZONING CASE Z-2023-10700013 (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 "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 up to thirty-seven (37) dwelling units, Recreational Facility-Neighborhood, and a Church on 3.485 acres out of NCB 8248, located at 3915 Flagle Street. Staff recommends Approval. (Ann

Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

5. (Continued from 04/18/2023) 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)
6. (Continued from 04/18/2023) ZONING CASE Z-2023-10700056 (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 "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 20 and 21, Block 21, NCB 7507, located at 338 Alicia Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
7. (Continued from 04/18/2023) ZONING CASE Z-2023-10700058 (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 and "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots P-1 and P-53, NCB 15613, located at 8825 New Laredo Highway. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)
8. (Continued from 04/18/2023) ZONING CASE Z-2023-10700060 CD (Council District 7): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 32, Block 9, NCB 12479, generally located at the 3000 block of West Loop 410. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

9. (Continued from 04/18/2023) ZONING CASE Z-2023-10700067 (Council District 1): A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and three (3) dwelling units on Lot 4, Block 8, NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)
10. (Continued from 04/18/2023) ZONING CASE Z-2023-10700073 CD (Council District 1): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 CD" Residential Single-Family District with a Conditional Use for a Professional Office on Lot 16, NCB 11641, located at 5118 Vance Jackson Road. Staff recommends Denial. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2023-10700054 S (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 "R-6 S MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Manufactured Home on Lot 29, Block 2, NCB 15617, located at 5111 Farr Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2023-10700063 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 13, Block 6, NCB 9194, located at 330 West Hermosa Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2023-10700076 (Council District 3): 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 27 and Lot 28, Block 21, NCB 3815, located at the 200 block of Cosgrove Street. Staff recommends Denial with an Alternate Recommendation. (Associated Plan Amendment Case PA-2023-11600020) (Adolfo Gonzalez,

Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2023-10700079 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on the west 260.84 feet of Lot 4, Block 2, NCB 16618, located at 4244 Center Gate Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
15. ZONING CASE Z-2023-10700080 CD (Council District 3): 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 the north 343.96 feet of the east 62.45 feet of Lot 17, Block 1, NCB 7581, located at 601 Avondale Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2023-10700081 S (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Utilities - Solar/Battery Storage on Lot 18, Block 37, NCB 17877, generally located at the 8800 block of Marbach Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)
17. ZONING CASE Z-2023-10700082 (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 "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 for sixty-four (64) dwelling units on 3.289 acres out of NCB 11060, located at 835 Gillette Boulevard. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2023-10700085 (Council District 4): A request for a change in zoning from "RD MLOD-2 MLR-2 AHOD" Rural Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial 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 on 12.898 acres out of CB 4301, generally located in the 11200 block of Interstate Highway 35 South. Staff recommends Approval. (Associated Plan Amendment PA-2023-11600021) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
19. ZONING CASE Z-2023-10700087 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, Block 115, NCB 1413, located at 122 Sanders Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Approval of Minutes

20. Consideration and approval of the March 21, 2023, April 4, 2023, and April 18, 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:

04/27/2023 02:42 PM