

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, June 6, 2023**

**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.**

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 Prospect Hill LAR and Martindale Heliport Hazard Overlay. 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. Consideration of Planning Technical Advisory Committee (PTAC) Nominations & Elections.
2. ZONING CASE Z-2023-10700044 ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-25 MLOD-1 MLR-2 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 1 through 8, Block 23, NCB 14733, and Lots 2-10, Block 21, NCB 14731, generally located in the 12000 block of Petite Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600011) (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)
3. ZONING CASE Z-2023-10700089 (ETJ – Closest to Council District 4): Assigning zoning to property generally located southeast of the intersection of Somerset Road and Watson Road, currently Outside the City Limits by applying "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional District Lackland AFB Annex Military Lighting Overlay District 2 Military Lighting Region 2 Airport Hazard Overlay District on 81.583 acres out of CB 4298. Staff recommends Approval, pending Voluntary Annexation. (Clint Eliason, Planning Coordinator, (210) 207-0268, [Clinton.Eliason@sanantonio.gov](mailto:Clinton.Eliason@sanantonio.gov), Planning Department).
4. ZONING CASE Z-2022-10700304 (Council District 5): A request for a change in zoning from "C-1" Light Commercial District, "C-1 CD" Light Commercial District with Conditional Use for a Shoe Repair Shop, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Sand or Gravel-Storage and Sales, "C-2 CD" Commercial District with a Conditional Use for a Welding Shop, "C-2 CD" Commercial District with a Conditional Use for Auto Paint And Body Repair With Outside Storage of Vehicles and Parts, "C-3" General Commercial District, "C-3 NA" General Commercial Nonalcoholic Sales District, "C-3 R" General Commercial Restrictive Alcoholic Sales District, "I-1" General Industrial District, "L S" Light Industrial District with a Specific Use Authorization for a Contractor's Facility, "MF-33" Multi-Family District, "O-1" Office District, "O-2" High-Rise Office District, "R-3" Residential Single-Family District, "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-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 to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential 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, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in C-2 NA & Two Dwelling Units, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility, “C-2 CD” Commercial District with a Conditional Use for Auto Glass Sales and Installation, “C-2 CD” Commercial District with a Conditional Use for Auto Body and Paint, “C-2 CD” Commercial District with a Conditional Use for Food Products and Processing, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicles Sales, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Party House, Reception and Meeting Hall, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Construction Contractor Facility, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Funeral Home, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light truck Repair, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Vehicle Storage, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 NA S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Construction Contractor Facility and “C-3 R” General Commercial Restrictive Alcoholic Sales District, with all overlay districts of “MLOD-2” Lackland Military Lighting Overlay, “GC-2” Highway 151 Gateway Corridor, “MAOZ-1” Military Airport Overlay Zone 1, and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 443 acres out of NCB 690, 2712, 3273, 3685, 3686, 3688, 3690, 3692, 3693, 3694, 6240, 6241, 6242, 6243, 7420, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7553, 7554, 7555, 7556, 7557, 7558, 8069, 8070, 8071, 8072, 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8089, 8091, 8092, 8114, 8115, 8155, 8197, 8535, 8541, 8542, 8543, 8593, 8594, 8669, 8670, 8671, 8698, 8721, 8722, 8723, 8724, 9564, 11324, 11325, 11326, 11327, 11328, 11330, 11331, 11332, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11353, 12771, 12772, 14432, 14433, 14463, 14596, 14597 and 14598 generally bounded by South Acme Road to the West, Highway 90 to the South, SW 19th Street to the East, and

Castroville Road to the North. Staff recommends Approval. (Alfonso Camacho, Senior Planner, (210) 207-0237, [alfonso.camacho@sanantonio.gov](mailto:alfonso.camacho@sanantonio.gov), Development Services Department)

5. (Continued From 05/16/2023) 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 "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 96, Block B, NCB 11513, located at 1331 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600063) (Camryn Blackmon, Zoning Planner, (210) 207-0197, [Camryn.Blackmon@sanantonio.gov](mailto:Camryn.Blackmon@sanantonio.gov), Development Services)
6. (Continued from 05/16/2023) 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](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)
7. (Continued from 05/16/2023) ZONING CASE Z-2023-10700071 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 Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 6, Block 2, NCB 16957, located at 11115 Wurzbach Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, [Kellye.Sanders@sanantonio.gov](mailto:Kellye.Sanders@sanantonio.gov), Development Services Department)
8. (Continued from 05/16/2023) ZONING CASE Z-2023-10700094 (Council District 2): A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District with uses permitted for four (4) dwelling units on Lot 6, Block 3, NCB 1527, located at 2102 Martin Luther King Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)
9. ZONING CASE Z-2023-10700103 (Council District 3): 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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 1, NCB 7812, located at 5811 South Flores Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2023-10700105 CD (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 12, Block 54, NCB 3322, located at 1203 Kayton Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2023-10700106 (Council District 7): A request for a change in zoning from "C-2" Commercial District to "RE" Residential Estate District on Lot 33, Block 24, NCB 17901, generally located in the 9400 block of Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600029) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2023-10700107 CD (Council District 6): A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways the on 1.056 acres out of NCB 17635, located at 7281 West Loop 1604 North. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2023-10700109 (Council District 2): A request for a change in zoning from "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "IDZ-1 MLOD-3 MLR-1" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with uses permitted in "C-1" Light Commercial District on Lot 1, Block 2, NCB 13736, located at 1411 Upland Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600026) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2023-10700110 S (Council District 3): A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic Sales District to "C-2 S" Commercial District with a Specific

Use Authorization for a Carwash on 2.488 acres out of NCB 10879, generally located in the 3000 block of Southeast Military Drive. 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-2023-10700112 (Council District 5): 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-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.388 acres out of NCB 11250, generally located at the 800 block of Castroville Road. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
16. ZONING CASE Z-2023-10700113 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 7, Block 22, NCB 18890 located at 14829 Bulverde Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600027) (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)
17. ZONING CASE Z-2023-10700119 (Council District 3): A request for a change in zoning from "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 6.95 acres out of NCB 10846, generally located at the 3000 block of South WW White Road. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)

#### 18. Approval of Minutes

Consideration and approval of the May 16, 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:

06/02/2023 12:55 PM