

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, March 5, 2024

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

John Bustamante, District 5 - Chair
Robert Sipes – District 7, Vice - Chair
Summer Greathouse, District 1, Pro-Tem

Dr. Lillian M. Jones - District 2 **Joy McGhee - District 3**
Suren Kamath - District 4 **Kin Hui – District 6**
Dr. Francine Romero – District 8 **Patricia Gibbons - District 9**
Marc Whyte – District - 10 **Gayle McDaniel - District – Mayor**

PRESENT: 0 –

Zoning Items

1. (POSTPONED) ZONING CASE Z-2023-10700242 (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District, and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of 33 units per acre and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum

density of 33 units per acre on 96.989 acres out of CB 4301 and NCB 14569, located at 11130 South IH-35. (Associated Plan Amendment PA-2023-11600065) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

2. ZONING CASE Z-2023-10700184 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-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-4A, CB 4549, Lot P-1B, CB 4550, Lot P-2C, CB 4552, and Lot P-2C, CB 4562, generally located in the 16000 block of Kyle Seale Parkway. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
3. (Continued from 02/20/2024) ZONING CASE Z-2023-10700244 CD (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 6A, Block 2, NCB 3527, located at 133 Hickman Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)
4. (Continued from 02/20/24) ZONING CASE Z-2023-10700328 S (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 27 and Lot 90, Block 16, NCB 15786, located at 5506 Walzem Road. Staff recommends Approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, vincent.trevino@sanantonio.gov, Development Services Department)
5. (Continued from 02/20/2024) ZONING CASE Z-2023-10700357 (Council District 5): A request for a change in zoning from "R-5 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 Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 30, Block 19, NCB 6262, located at 203 Drake Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2023-11600096) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
6. (Continued from 02/20/2024) ZONING CASE Z-2023-10700370 (Council District 5): A

request for a change in zoning from "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District and "I-2 H AHOD" Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District to "IDZ-2 HS AHOD" Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for 48 dwelling units and "C-1" Light Commercial District and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted for 48 dwelling units and "C-1" Light Commercial District on Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249, located at 421 North Medina Street and 1232 West Martin Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

7. ZONING CASE Z-2023-10700300 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600078) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
8. ZONING CASE Z-2023-10700332 (Council District 2): A request for a change in zoning from "C-2NA EP-1 MLOD-3 MLR-2" Commercial Nonalcoholic Sales Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 EP-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Military Lighting Overlay Military Lighting Region 2 District with uses permitted for one (1) dwelling unit and "C-1" Light Commercial District on Lot 29 and Lot 30, NCB 6908, located at 2815 East Houston Street. Staff recommends Denial, with an Alternate Recommendation. (Samantha Benavides, Zoning Planner 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
9. ZONING CASE Z-2023-10700371 CD (Council District 2): A request for a change in zoning from "R-4 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 to "R-4 CD 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 with a Conditional Use for two (2) dwelling units on Lot 14, Block 36, NCB 6457, located at 1555 Paso Hondo. Staff recommends Approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, vincent.trevino@sanantonio.gov, Development Services Department)
10. ZONING CASE Z-2023-10700380 (Council District 1): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to

"RM-6 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District on Lot 10, Block 3, NCB 729, located at 320 Riddle Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2024-10700009 (Council District 8): A request for a change in zoning from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on 7,428 square feet out of NCB 17386, located at 12400 Network Boulevard. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2024-10700011 (Council District 3): A request for a change in zoning from "I-2 H AHOD" Heavy Industrial Mission Historic Overlay Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Mission Historic Overlay Airport Hazard Overlay District on the West 148.39 feet of Lot 21, NCB 11176 located at 1223 March Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2024-10700012 CD (Council District 8): A request for a change in zoning from "R-6 CD MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Professional Office to "R-6 CD MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents on Lot 12, Block 2, NCB 14712, located at 4211 Honeycomb Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2024-10700013 (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-11E and Lot P-12E, NCB 15069, generally located in the 12000 block of Loop 410. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
15. (Continued from 03/05/2024) ZONING CASE Z-2024-10700014 CD (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial District Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body on Lot 32, NCB 12180, located at 4650 Walzem Road. Staff recommends Approval. (Vincent Trevino; Senior Zoning Planner. (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2024-10700015 CD (Council District 1): 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 Professional Office on Lot 10, Block 30, NCB 7157, located at 1214 Santa Monica. Staff recommends Approval. (Vincent Trevino; Senior Zoning Planner, (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
17. (Continued from 03/05/2024) ZONING CASE Z-2024-10700017 CD (Council District 7): 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 three (3) dwelling units on Lot 1, Block 29, NCB 8111, located at 530 East Sunshine Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Approval of Minutes

1. Consideration and Approval of the February 20, 2024 Zoning Commission Minutes.

Adjournment

Elections

2. Nomination & Consideration of Election of Officers.

APPROVED

John Bustamonte, Madam Chair

ATTESTED

Melissa Ramirez, Assistant Director