

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 7, 2024

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.

Work Session

12:00 P. M. Staff briefing on the proposed "ICOD" Industrial Compatibility Overlay District, 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-2024-10700037 (Council District 7): A request for a change in zoning from "R-20 CD NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation District Airport Hazard Overlay District with a Conditional Use for multi-family dwellings not exceeding 10 units per acre or a total of 33 units to "C-2 NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation District Airport Hazard Overlay District on 3.218 acres of NCB 11538, located at 2279 Bandera Road. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600012) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
2. (Continued from 04/16/2024) ZONING CASE Z-2023-10700266 CD (Council District 7): 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 "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 57, Block 4, NCB 13892, located at 5518 Ivanhoe Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-507, Alexa.Retana@sanantonio.gov, Development Services Department)
3. (Continued from 4/16/2024) ZONING CASE Z-2023-10700361 CD (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 100 feet of Lot 10, Block 1, NCB 3133, located at 305 Sandmeyer Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
4. (Continued from 04/16/2024) ZONING CASE Z-2024-10700031 (Council District 3): A request for a change in zoning from "C-1 H MC-1 MPOD AHOD" Light Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District to "C-2 H MC-1 MPOD AHOD" Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District on 0.6967 acres out of NCB 11919, located at 3267 Roosevelt Avenue. Staff

recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

5. (Continued from 04/02/2024) ZONING CASE Z-2024-10700043 (Council District 3): A request for a change in zoning from "C-3 H RIO-5 AHOD" General Commercial Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District to "MF-18 H RIO-5 AHOD" Limited Density Multi-Family Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District on 5.56 acres out of NCB 7657, located at 3400 Mission Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600014) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
6. ZONING CASE Z-2023-10700304 (Council District 5): 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 Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 31 and Lot 32, Block 14, NCB 3497, located at 259 Taft Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2023-11600077) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
7. ZONING CASE Z-2024-10700029 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 11, Block 7, NCB 3171, located at 403 Cornell Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
8. ZONING CASE Z-2024-10700030 (Council District 4): A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "TOD MLOD-2 MLR-1 AHOD" Transit-Oriented Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 2, 6, P-94, P-95, NCB 15324, generally located in the 5100 block of Old Pearsall Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)
9. ZONING CASE Z-2024-10700034 CD (Council District 4): 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 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 270, Block 11, NCB 15627, located at 5538 Hayden Drive. Staff recommends Approval, with Conditions. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2024-10700041 CD (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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 161, Block 6, NCB 7859, located at 147 Rosebud Lane. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
11. ZONING CASE Z-2024-10700047 (Council District 10): A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered) to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre on Lot P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600016) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)
12. ZONING CASE Z-2024-10700048 (Council District 3): A request for a change in zoning from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600017) (Samantha Benavides, Zoning Planner, (210) 207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
13. ZONING CASE Z-2024-10700070 (Council District 8): A request for a change in zoning from "C-3R" General Commercial Restrictive Alcoholic Sales District to "MF-25" Low Density Multi-Family District on Lots 22 and 23, Block 1, NCB 17195, located at 9203 and 9303 Cinnamon Hill Drive. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)
14. ZONING CASE Z-2024-10700071 HL (Council District 1): A request for a change in zoning

from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District on Lots 43 and 44, Block 20, NCB 1792, located at 911 West Agarita Avenue. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2024-10700072 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District on the east 25 feet of Lot 4 and the west 45 feet of Lot 5, Block 21, NCB 1829, located at 824 West Magnolia Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
16. ZONING CASE Z-2024-10700073 (Council District 3): 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 "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.33 acres out of NCB 11126, located at 4337, 4343, and 4347 Commercial Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
17. ZONING CASE Z-2024-10700074 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "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 P-193, NCB 18049, located at 7580 Grissom Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600026) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)
18. ZONING CASE Z-2024-10700077 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on the east 100 feet of Lots 23-26, NCB 10331, located at 1507 Aurelia Street and 1703 Rigsby Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)
19. ZONING-Z-2024-10700078 (Council District 1): A request for a change in zoning from "C-2

NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District to "C-2 IDZ NCD-1 AHOD" Commercial Infill Development Zone Overlay South Presa/South St. Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District on 0.25 acres out of NCB 735, located at 1100 South Presa Street. Staff recommends Denial. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2024-10700079 (Council District 10): 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 Lot 11, Block 19, NCB 14392, located at 12126 El Sendero Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Approval of Minutes

21.
Consideration and Approval of the April 16, 2024 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:

05/03/2024 04:06 PM