City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, January 16, 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

12:30 P. M. 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-2023-10700348 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on Lot 1B, Block 1, NCB 13873, located at 10601 Nacogdoches Road. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

2. (Continued from 12/05/2023) 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)

3. (Continued from 12/19/2023) ZONING CASE Z-2023-10700295 (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

4. (Continued from 12/19/2023) ZONING CASE Z-2023-10700296 (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 27, NCB 3295, located at 950 East Drexel Avenue. Staff recommends Denial, with an Alternate Recommendation. (Joseph Leos, Zoning Planner, (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

5. (Continued from 12/19/2023) ZONING CASE Z-2023-10700303 (Council District 1): A

request for a change in zoning from “R-4 NCD-5” Residential Single-Family Beacon Hill Conservation District, “RM-4 NCD-5” Residential Mixed Beacon Hill Conservation District, “O-2 NCD-5” High Rise Office Beacon Hill Conservation District, “C-2 NCD-5” Commercial Beacon Hill Conservation District, “C-3R NCD-5” General Commercial Restrictive Alcoholic Sales Beacon Hill Conservation District, “C-3NA NCD-5” General Commercial Nonalcoholic Sales Beacon Hill Conservation District to “IDZ-2 NCD-5 AHOD” Medium Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in MF-40 with a perimeter fence height of 8-feet on Lot 18, Block 8, NCB 2022, located at 137 University Avenue. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

6. (Continued from 12/19/23) ZONING CASE Z-2023-10700319 (Council District 8): A request for a change in zoning from "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 0.995 acres out of NCB 35733, located at 21330 Milsa Drive. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

7. (Continued from 12/19/23) ZONING CASE Z-2023-10700329 (Council District 3): A request for a change in zoning from "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of eleven (11) units per acre to "MXD AHOD" Mixed Use Airport Hazard Overlay District for a Major Site Plan Amendment to increase the maximum density to twenty-three (23) units per acre and increase the total commercial acreage within the "MXD" boundary on Lot P-1, NCB 10880, located at 3500 Goliad Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

8. (Continued from 12/19/2023) ZONING CASE Z-2023-10700346 (Council District 3): A request for a change in zoning from “R-4 MLOD-3 MLR-2” Residential Single-Family Martindale Army Airfield Military Lighting Overlay District to “MF-18 PUD MLOD-3 MLR-2” Limited Density Multi-Family Planned Unit Development Martindale Army Airfield Military Lighting Overlay District on 3.168 acres out of NCB 10839, generally located in the 4000 block of Chandler Road. Staff recommends Approval, pending plan amendment. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

9. (Continued from 12-19-2023) ZONING CASE Z-2023-10700347 (Council District 3): A request for a change of zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “IDZ-3 MC-2 AHOD” High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with

uses permitted in “MF-33” Multi-Family District, “C-2” Commercial District and a Supportive Housing Campus on Lot P-106, NCB 10934, located in the 6000 block of South Presa Street. Staff recommends Approval. (Mark Chavez, Planner, (210)-207-7395, Mark.Chavez@Sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2023-10700331 CD (Council District 6): 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 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 1, Block 7, NCB 15584 located at 206 Westoak Road. Staff recommends Approval. (Valeria Seca, Senior Planner 210-207-5110, valeria.seca@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2023-10700344 CD (Council District 5): A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversize Vehicle Storage on the west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2227 and 2235 West Southcross Boulevard. Staff recommends Approval, with Conditions. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2023-10700351 CD (Council District 1): A request for a change in zoning from "C-1 UC-4 AHOD" Light Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 CD IDZ UC-4 AHOD" Light Commercial Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for Bar and/or Tavern, on 0.2922 acres out of NCB 3029 and NCB 6789, located at 2114 North Saint Mary’s Street. Staff recommends Denial, with an Alternate Recommendation. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2023-10700358 (Council District 1): A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District and "R-4 NCD-8 MLOD-2 MLR-2 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 NCD-8 AHOD" Residential Mixed Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-8 MLOD-2 MLR-2 AHOD" Residential Mixed Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on

Lots 14-15, Block 16, NCB 2056, located at 1246 Waverly Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2023-11600094) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2023-10700359 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 4, Block 2, NCB 14681, located at 12822 Uhr Lane. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600095) (Joseph Leos, Zoning Planner 210-207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2023-10700362 (Council District 8): A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic Sales District to "MF-18" Limited Density Multi-Family District on 1.182 acres out of NCB 14281, generally located in the 4000 block of Gardendale Street. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, Ashley.Leal@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2023-10700363 (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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 41 and Lot 42, Block 7, NCB 8258, located at 333 Faust Avenue. Staff recommends Approval. (Mark Chavez, Zoning Planner, 210-207-7395, Mark.Chavez@Sanantonio.Gov, Development Services Department)

17. ZONING CASE Z-2023-10700364 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 22, Block 18, NCB 17568, located at 3415 and 3417 Ridge Smoke. Staff recommends Approval. (Joseph Leos, Planner 210-207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2023-10700365 (Council District 3): A request for a change in zoning from "MXD AHOD" Mixed Use Airport Hazard Overlay District and “MXD” Mixed Use District to "C-2 AHOD" Commercial Airport Hazard Overlay District and “C-2” Commercial District on 97.424 acres out of CB 4007, located at 11625 Old Corpus Christi Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Approval of Minutes

19. Consideration and Approval of the December 19, 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:

01/12/2024 05:10 PM