City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, February 20, 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.

Zoning Items

1. (WITHDRAWN) ZONING CASE Z-2023-10700354 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military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 "R-4 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 99, Block 7, NCB 17825, located at 1450 Delgado Street. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

2. ZONING CASE Z-2023-10700169 CD S ERZD (Council District 9): A request for a change in zoning from "R-6 MLOD-1 MLR-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Large And Small Animal and Specific Use Authorization for a Veterinary Hospital – Large and Small Animal over the Edwards Recharge Zone District on Lot 2, Block 1, NCB 16332, located at 18854 Stone Oak Parkway. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

3. ZONING CASE Z-2023-10700221 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot 2, Block 5, NCB 16329, located at 920 West Loop 1604. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

4. (Continued from 1/16/2024) ZONING CASE Z-2023-10700362 (Council District 8): A request for a change in zoning from "C-2" Commercial 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)

5. (Continued from 02/06/2024) 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)

6. (Continued from 02/06/2023) 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-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Liquor Store on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

7. (Continued from 02/06/2024) ZONING CASE Z-2023-10700296 CD (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 "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for (4) Four Dwelling Units on Lot 13, Block 27, NCB 3295, located at 950 East Drexel Avenue. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

8. (Continued from 02/06/2024) 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. (Joseph Leos, Zoning Planner, (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2022-10700029 (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. (Associated Plan Amendment PA-2022-116000120) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department.

10. ZONING CASE Z-2023-10700237 (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 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 1 and Lot 2, Block 2, NCB 6127, located at 1330 Montezuma Street. Staff recommends Approval,

pending Plan Amendment. (Associated Plan Amendment PA-2024-11600003) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

11. 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)

12. ZONING CASE Z-2023-10700333 CD (Council District 10): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 1.289 acres and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.9025 acres, with a total of 2.1915 acres out of NCB 17825, located at 13807 Bulverde Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

13. 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)

14. ZONING CASE Z-2023-10700368 S (Council District 1): A request for a change in zoning from "R-4 S H HE RIO-4 AHOD" Residential Single-Family King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum to "R-4 S IDZ H HE RIO-4 AHOD" Residential Single-Family Infill Development Zone Overlay King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum and a Major Site Plan Amendment on Lot 1, Lot 2, and Lot 3, NCB 745, located at 401 King William Street. Staff recommends Approval. (Samantha Benavides, Planner, 210-207-6034, samantha.benavides@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2023-10700373 S (Council District 7): A request for a change in zoning from "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 a Billiard and Pool Parlor with Food and Alcohol on the Property to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Private Club on Lot 17, Block 18, NCB 15046, located at 6436 Northwest Loop 410. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2023-10700375 S (Council District 8): A request for a change in zoning from "MXD" Mixed Use District with a maximum density of sixty-five (65) units per acre to "C-2 S" Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses on Lot P-6, NCB 15017, located at 11306 Huebner Road. Staff recommends Approval. (Vincent Trevino, Senior Zoning Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2024-10700002 (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 401.426 acres out of CB 4005, located at 13610 State Highway 16 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600001) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2024-10700003 S (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Construction Contractor Facility on Lot 21 and the northeast 2.02 feet of Lot 22, Block 1, NCB 16837, located at 10730 Hillpoint Drive. Staff recommends Approval. (Samantha Benavides, Planner, 210-207-6034, samantha.benavides@sanantonio.gov, Development Services Department)

19. ZONING CASE Z-2024-10700006 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on 4.129 acres (save and except 0.116 acres) out of NCB 10309, located at 840 H Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Approval of Minutes

20. Consideration and Approval of the February 6, 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:

02/16/2024 04:10 PM