City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, March 19, 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
12:30pm – Briefing by Planning Department staff on SA Tomorrow Medical Center Area Plan Amendments and Rezoning. 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-2024-10700022 CD (Council District 6, 7): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle, Recreational Vehicle, Boat and Marine - Storage (Outside Permitted Screened from ROW) on Lot P-12D and Lot P-134, NCB 15004, generally located in the 5900 block of Heath Road. (Associated Plan Amendment PA-2024-11600006) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

2. (Continued from 03/05/2024) 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. ZONING CASE Z-2023-107000350 S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Wireless Communication System within the Edwards Recharge Zone District on Lot 8, Block 13, NCB 17701, located at 4079 North 1604. Staff recommends Approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

4. ZONING CASE Z-2023-10700353 ERZD (Council District 8): A request for a change in zoning from "R-6 CD S UC-1 MLOD-1 MLR-2 ERZD" Residential Single-Family District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Conditional Use for a Noncommercial Parking Lot, and with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone and "O-1 S UC-1 MLOD-1 MLR-2 ERZD" Office District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone to "C-2 UC-1 MLOD-1 MLR-2 ERZD" Commercial IH-10/FM 1604 Urban Corridor

Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 6 and 8, Block 4, NCB 14759, located at 999 Red Robin Road and 7535 West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600091) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

5. (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)

6. (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)

7. ZONING CASE Z-2023-10700335 (Council District 4): A request for a change in zoning from "I-1" General Industrial District and "I-2" Heavy Industrial District to "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "IDZ-2" Medium Intensity Infill Development Zone with uses permitted in "MF-33" Multi-Family District, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, and "R-4" Residential Single-Family District with all overlays of "MLOD-2" Lackland Military Lighting Overlay and "AHOD" Airport Hazard Overlay District remaining unchanged on approximately 815 acres out of NCB 8525, 8609, 9503, 9725, 10015, 10016, 11186, 12328, 12495, 12501, 13401, 13616, 13617, 17244, 17431, and 17550, generally bounded by IH-35 to the East and South, Palo Alto Road and Somerset Road to the West and West Mayfield Boulevard to the North. Staff recommends Approval. (Valeria Seca, Senior Planner, (210) 207-5110, valeria.seca@sanantonio.gov, Development Services Department)

8. ZONING CASE Z-2023-10700260 (Council District 1): A request for a change in zoning from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "C-2NA NCD-1 IDZ AHOD" Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Infill Development Zone Airport Hazard Overlay District on Lot 3, Block 31, NCB 2992, located at 1422 South Saint Mary's Street. Staff recommends Denial, with an Alternate Recommendation. (Kellye Sanders, Planning Coordinator, 210-207-2187,

kellye.sanders@sanantonio.gov, Development Services Department)

9. ZONING CASE Z-2023-10700379 S (Council District 6): A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 1, Block 1, NCB 17876, located at 10803 Ingram Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

10. ZONING CASE Z-2024-10700008 CD (Council District 5): 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 7, Block 12, NCB 10396, located at 1226 Northwest 36th Street. Staff recommends Approval. (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

11. ZONING CASE Z-2024-10700018 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 22, Block 3, NCB 17730, located at 6357 Rittiman Road. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600010) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

12. ZONING CASE Z-2024-10700021 (Council District 3): A request for a change in zoning from "O-2 CD AHOD" High Rise Office Airport Hazard Overlay District with a Conditional Use for Auto Shop to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 85, Block 5, NCB 11161, located at 722 Sams Drive. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

13. ZONING CASE Z-2024-10700024 CD (Council District 10): 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 Tattoo Parlor on Lot 20,

NCB 11972, located at 2554 Blossom Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

14. ZONING CASE Z-2024-10700025 CD (Council District 5): 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 three (3) dwelling units on Lot 16, Lot 17 and Lot 18, Block 8, NCB 7768, located at 311 East Hart Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2024-10700026 CD (Council District 2): A request for a change in zoning from "C-2 CD EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Hardware Sales - Wholesale to "C-2 CD EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Warehouse - Outside Storage with Screening on Lot 22 and Lot 23, Block 1, NCB 11674, located at 3444 East Commerce Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2024-10700027 (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and “O-2 NCD-5 AHOD” High-Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ-3 NCD-5 AHOD" High Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, and Bar/Tavern on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600008) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2024-10700028 (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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for ten (10) dwelling units on Lot 17D, Block A, NCB 11531, located at 147 West Quill Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov,

Development Services Department)

Approval of Minutes

18. Consideration and Approval of the March 5, 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.

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