City of San Antonio

AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 21, 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 on the Transit Oriented Policy Framework initiative and review of the Transit Oriented Development "TOD" Zoning District. (Transportation Department),

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-2024-10700052 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-3 CD MLOD-3 MLR-2 AHOD" Single-Family Residential 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 Lot 1 and Lot 2, Block 2 NCB 1173, located at 1606 East Carson Street.

2. (WITHDRAWN) ZONING CASE Z-2024-10700057 CD ERZD (Council District 9): A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis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 "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for Assisted Living Facility up to 16 residents on Lots 1 and 2, Block 15, NCB 14819, located at 1802 Poppy Peak.

3. (POSTPONED) ZONING CASE Z-2024-10700081 CD (Council District 5): 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 the east 16.5 feet of Lot 15 and the west 30 feet of Lot 16, Block 4, NCB 2209, located at 1019 Perez Street.

4. (POSTPONED) ZONING CASE Z-2024-10700084 (Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 AHOD" General Industrial District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 24.13 acres out of NCB

17364 and NCB 11298, located at 9371 Interstate 35 South.

5. Discussion and action on a proposed amendment to Chapter 35, the Unified Development Code (UDC), to establish "ICOD" Industrial Compatibility Overlay Districts. Staff recommends approval. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

6. ZONING CASE Z2024-10700109 (Council Districts 3 & 4): Adding the zoning classification of "ICOD-1" Industrial Compatibility Overlay District-1 to the property identified as Bexar County Appraisal District Property ID 986344 / Geographic ID 04297-202-0010 (which is generally located on the south side of San Antonio between Leon Creek to the north, Pleasanton Road to the east, Medina River to the south, and Applewhite Road to the west; and is further described as Lot 1, Block 2, CB 4297B of the TMMTX Subdivision recorded in Volume 9562 Pages 27-39 of the Deed and Plat Records of Bexar County, Texas, Save and Except those portions conveyed to the City of San Antonio under Special Warranty Deeds recorded in Volume 13276 Page 133 and Volume 13276 Page 156) and all properties within the two-mile area extending from the boundaries of BCAD Property ID 968344 / Geographic ID 04297-202-0010 and located within the San Antonio city limits. Staff recommends approval. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

7. ZONING CASE Z-2024-10700059 CD (Council District 2): Assigning zoning to property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East currently located Outside the City Limits by applying "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 16.371 acres out of CB 5088, and a request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 19.297 acres out of NCB 18225, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600022) (Joshua Jaeschke, Senior Planner, (210) 207-0255, Joshua.Jaeschke@sanantonio.gov, Planning Department)

8. (Continued from 5/7/2024) 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)

9. (Continued from 5/7/2024) 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)

10. (Continued from 5/7/2024) 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)

11. (Continued from 5/7/2024) 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)

12. (Continued from 5/7/2024) 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)

13. (Continued from 5/7/2024) 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)

14. ZONING CASE Z-2023-10700197 CD (Council District 6): A request for a change in zoning from "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office 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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle and Vehicle Storage on Lot 9 and Lot 10, Block 18, NCB 15380 Save and Except 0.5806 acres out of Lot 10, located at 7523 West Military Drive and 7019 Woodgate Drive. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

15. ZONING CASE Z-2023-10700372 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 "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 Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

16. ZONING CASE Z-2024-10700023 CD (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 68 and 151, Block 1, NCB 11253, located at 7150 New Laredo Highway. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

17. ZONING CASE Z-2024-10700033 (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 for three (3) dwelling units on Lot 16, Block 4, NCB 2047, located at 124 Princeton Avenue. Staff recommends

Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

18. ZONING CASE Z-2024-10700061 (Council District 1): A request for a change in zoning from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District and "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-Family dwelling units not to exceed 325 units to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-family dwelling units not to exceed 325 units on 1.865 acres out of NCB 6792, located at 1301 and 1311 East Elmira Street, 813 East Myrtle Street, 818 East Locust Street, and 1212-1218 East Euclid Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department.

19. ZONING CASE Z-2024-10700085 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 four (4) units on 0.313 acres out of NCB 7896, located at 727 Stonewall Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

20. ZONING CASE Z-2024-10700089 (Council District 2): A request for a change in zoning from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3, Block 7, NCB 16567, located at 8810 Interstate Highway 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600030) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

21. ZONING CASE Z-2024-10700092 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD"

Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Studio - Fine or Performing Arts on Lots 1-5, Block 16, NCB 10063, located at 802 Oblate Drive. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

22. ZONING CASE Z-2024-10700093 (Council District 10): A request for a change in zoning from "L AHOD" Light Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 88.979 acres out of NCB 16584 and NCB 17658, located at 17103 Nacogdoches Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600032)(Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

23. ZONING CASE Z-2024-10700108 (Council District 2): A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "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 on Lot 11, Block 56, NCB 1246, located at 711 Larry Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Approval of Minutes

24. Consideration and Approval of the May 7, 2024 Zoning Comission 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

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