

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services

Center

1901 South Alamo

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**Tuesday, October 20, 2020**

**1:00 PM**

**Videoconference**

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**Livestream:**[www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos) **Telephone Access:**  
**210-206-LIVE (5483)**

**NO IN-PERSON PUBLIC ACCESS TO THIS MEETING. READ BELOW FOR MULTIPLE  
WAYS TO PARTICIPATE AND PROVIDE COMMENT**

#### **ZONING COMMISSIONERS**

**Joy McGhee - District 3, Chair**

**John Bustamante - District 5, Vice – Chair**

**Robert Sipes – District 7, Pro-Tem**

**Summer Greathouse - District 1 Dr. Lillian M. Jones - District 2**

**Suren Kamath - District 4 Kin Hui – District 6**

**Dr. Francine Romero – District 8 Patricia Gibbons - District 9**

**Marc Whyte – District - 10 Gayle McDaniel - District – Mayor**

To protect the health of the public and limit the potential spread of COVID 19, the Zoning Commission will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

To watch and listen to this meeting, visit [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos). To listen to audio only, call 210-206-LIVE (5483)

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 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 two minutes by dialing 210-206-(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 and / or address of the request.
3. Sign up to give your comments live during the meeting by leaving your name, telephone number, item # on which you would like to speak on at 210-206-(ZONG) 9664 by 10am the day of the meeting. City staff will call you when your item is up for discussion but cannot guarantee a specific time after 1 pm. Once you join the call, you will be given two minutes to provide your comments.

\*Note: Comments may be submitted in Spanish. Written comments, voice mails and requests to make comments during the meeting live must be received by Monday, October 19, at 10am to give time for translation.

12:30 p.m. - Work Session - Briefing on Monte Vista South Large Area Rezoning and 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.

1:00 P.M. – Call to Order

Roll Call:

1. [20-6272](#) (WITHDRAWN) (Continued from 10/06/20) ZONING CASE Z-2020-10700189 (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 67.798 acres out of CB 4295, generally located in the 13000 block of Watson Road. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
  
2. [20-6128](#) ZONING CASE Z-2020-10700163 S ERZD (Council District 8): A request for a change in zoning from "C-2 UC-1 MLOD-1 MLR-1 ERZD AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1 MLOD-1 MLR-1 ERZD AHOD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1" Residential Single-Family IH-10/FM 1604 Urban Corridor District to "C-3 S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District and "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot on 34.298 acres out of NCB 17700 and CB 4782 and "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edward Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1" General Commercial IH-10/FM 1604 Urban Corridor with a Conditional Use and Specific Use Authorization for Warehousing on 29.004 acres out of NCB 17700 and CB 4782 (all "MLOD-1 MLR-1 AHOD" Camp Bullis Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District overlays to remain unchanged), generally located at 4886 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600045) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

3. [20-6058](#) ZONING CASE Z-2020-10700182 CD (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
  
4. [20-6053](#) ZONING CASE Z-2020-10700202 (Council District 3): A request for a change in zoning from "RE MLOD-3 MLR-1" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1 and Lot 2, NCB 10760, located at 172 Bonair Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
5. [20-6084](#) ZONING CASE Z-2020-10700205 (Council District 1): A request for a change in zoning from "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Detached Living Quarter to "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 20, 21, and the west 20 feet of Lot 22, Block 12, NCB 6434, located at 535 West Kings Highway. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

6. [20-6129](#) ZONING CASE Z-2020-10700206 (Council District 5): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and for a Dwelling Unit on Lot 33 and Lot 34, Block 14, NCB 6362, located at 3331 West Commerce Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
  
7. [20-5867](#) ZONING CASE Z-2020-10700208 (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 the west 91.43 feet of Lots 165 and 166, Block 3, NCB 8124, located at 928 South San Augustine Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
  
8. [20-6087](#) ZONING CASE Z-2020-10700210 (Council District 8): A request for a change in zoning from "R-6 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 "O-1 MSAO-1 MLOD-1 MLR-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 1.01 acres out of NCB 18333, generally located in the 7200 block of Heuermann Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

9. [20-6054](#) ZONING CASE Z-2020-10700212 (Council District 1): A request for a change in zoning from "FBZD T4-2 HS AHOD" Form Based Zone District Transect 4 Historic Landmark Airport Hazard Overlay District to "D HS AHOD" Downtown Historic Landmark Airport Hazard Overlay District on Lot 2, Lots 4 through 9, and Lot 11, Block 6, NCB 442, 0.664 acres out of NCB 442, and 0.994 acres out of NCB 442, generally located at 624 North Alamo Street and 609 Avenue E. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
10. [20-6085](#) ZONING CASE Z-2020-10700214 (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-33 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.861 acres out of NCB 14890, generally located in the 5800 block of UTSA Boulevard. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
  
11. [20-6127](#) Consideration and Approval of the September 15, 2020 Meeting Minutes
  
12. [20-6126](#) Consideration and Approval of the October 6, 2020 Meeting Minutes

### Adjournment

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

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 0121. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting. For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).