

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 19, 2020

1:00 PM

Videoconference

Livestream: 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. To listen to audio only, call 210-206-LIVE (5483)

Public Comment

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, these will be read at the time the item is heard, as requested. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
2. Drop-off a written statement at 1901 S Alamo by 10am. The written statement can be up to 300 words. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
3. Leave a voice message of a maximum two minutes by dialing 210-206-(ZONG) 9664 by 10am. 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.
4. 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. 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, voicemails and requests to make comments during the meeting live must be received by Monday, May 18, at 10am to give time for translation.

12:30 p.m. - Work Session - 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. [20-3239](#) (Continued from 05/05/2020) ZONING CASE Z-2019-10700288 HL (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 4 and Lot 5, Block 30, NCB 3036, located at 214 Lotus Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

2. [20-3227](#) ZONING CASE Z-2020-10700036 (Council District 3): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 202.807 acres out of CB 4007, generally located between the 11900-12600 Block of IH-37 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600008) (Justin Malone, Planner (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department).

3. [20-2757](#) ZONING CASE Z-2020-10700045 (Council District 1): A request for a change in zoning from "C-2P UC-6 AHOD" Commercial Pedestrian San Pedro Urban Corridor Airport Hazard Overlay District to "IDZ-1 UC-6 AHOD" Low Intensity Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, a bar, and a microbrewery on Lot 6, Lot 7, the north 4.5 feet of Lot 5, the north 44.84 feet of Lot 4, and the south 51.84 feet of Lot 5, Block 9, NCB 763, located at 515 San Pedro Avenue and 523 San Pedro Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

4. [20-2758](#) ZONING CASE Z-2020-10700046 (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 1 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on the north 162 feet of Lot 13, Block B, NCB 3560, located at 106 Bank. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

5. [20-2626](#) ZONING CASE Z-2020-10700047 (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 "R-3 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, the East 90.5 feet of Lot 3 and the North 12.5 feet of the East 90.5 feet of Lot 4, Block 6, NCB 8980, located at 905 South San Eduardo Avenue. Staff recommends Approval. (Victoria Castro, Planner, 210-207-2736, Victoria.Castro@sanantonio.gov, Development Services)

6. [20-2704](#) ZONING CASE Z-2020-10700048 (Council District 5): A request for a change in zoning from "R-4 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 six (6) dwelling units, on Lot 4, Block 1, NCB 2183, located at 636 Ruiz Street. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

7. [20-2761](#) ZONING CASE Z-2020-10700050 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "RM-5 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 45.82 feet of Lot 7, Block 6, NCB 1892, located at 806 West French Place. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

8. [20-2762](#) ZONING CASE Z-2020-10700051 CD (Council District 1): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Antique Store to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 132.5 feet of Lot 9, Block 59, NCB 7193, located at 1108 Fresno. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
9. [20-2763](#) ZONING CASE Z-2020-10700053 CD (Council District 2): A request for a change in zoning from "R-5 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 14, Block 6, NCB 1277, located at 1907 North Interstate 35. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
10. [20-3298](#) ZONING CASE Z-2020-10700055 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 "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 2, Block 16, NCB 16526, located at 2206 Pinn Road. Staff recommends Approval, with Conditions. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

11. [20-3299](#) ZONING CASE Z-2020-10700056 (Council District 6): 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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 30, NCB 18080, located at 8031 Culebra Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
12. [20-3300](#) ZONING CASE Z-2020-10700057 (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Professional Office and one (1) residential unit on Lot 3, Block 5 NCB 1298, located at 1810 North Interstate 35. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
13. [20-3270](#) ZONING CASE Z-2020-10700058 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 40, Block 2, NCB 14223, located at 4719 Camino Dorado Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
14. [20-3271](#) ZONING CASE Z-2020-10700062 (Council District 1): A request for a change in zoning from "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed thirty-six (36) units per acre to "IDZ-2 UC-4 AHOD" Medium Density Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units per acre on Lots 3 through 7, Block 1, NCB 6789; Lots 1 and 2, Block 3, NCB 3029; and Lot 20, Block 3, NCB 3029, located at 715-731 East Locust Street and 326-328 West Grayson Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

15. [20-3311](#) ZONING CASE Z-2020-10700063 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 1, the east ½ of Block 21, NCB 619, located at 1102 Wyoming Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210)207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
16. [20-3175](#) ZONING CASE Z-2020-10700064 (Council District 2): A request for a change in zoning from "AE-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" and for a Hotel on Lots 31 and 32, Block 7, NCB 1440, located at 2203 East Commerce Street. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
17. [20-3301](#) ZONING CASE Z-2020-10700065 (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 "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-9, NCB 34393, generally located in the 9900 block of Westover Bluff at Potranco Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
18. [20-2759](#) ZONING CASE Z-2020-10700067 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 24 and Lot 25, Block 4, NCB 18655, located at 7239 Still Brook Drive. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

19. [20-3302](#) ZONING CASE Z-2020-10700068 CD (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) units on 0.2118 acres out of NCB 861, located at 430 East Magnolia Avenue and "R-6 CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) units on 0.2118 acres out of NCB 861, located at 434 East Magnolia Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
20. [20-3303](#) ZONING CASE Z-2020-10700069 (Council District 4): A request for a change in zoning from "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-77 and Lot P-77A, CB 4005, located at 11739 South Zarzamora Street and 11265 South Zarzamora Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
21. [20-2765](#) ZONING CASE Z-2020-10700070 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-201B and Lot P-203, NCB 10917, generally located in the 9600 Block of Southton Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
22. [20-2707](#) ZONING CASE Z-2020-10700088 (Council District 3): A request for a change in zoning from "L" Light Industrial District to "MF-18" Limited Density Multi-Family District, on 14.04 acres out of CB 4007, generally located at 14050 Southton Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

23. [20-3274](#) ZONING CASE Z-2020-10700090 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 12, NCB 1715, located at 241 East French Place. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
24. [20-3277](#) ZONING CASE Z-2020-10700094 HL (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family District Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 HL" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 109.75 feet of Lot 11 and Lot 12, Block 5, NCB 2338, located at 215 South Pinto Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
25. [20-3189](#) Consideration and Approval of the May 5, 2020 Zoning Commission 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).

