

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 1, 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)

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, September 31, at 10am to give time for translation.

12:30 p.m. - Work Session - Briefing by the Planning Department on the Brooks Area Regional Center Plan Comprehensive 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. [20-4769](#) (Continued from 07/21/2020) ZONING CASE Z-2020-10700141 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lot 15, the east 25 feet of Lot 14 and the west 25 feet of Lot 16, NCB 3098, located at 233 East Craig Place. Staff recommends Denial. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

2. [20-5136](#) (Continued from 08/04/2020) ZONING CASE Z-2020-10700122 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at 1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

3. [20-5135](#) (Continued from 08/04/2020) ZONING CASE Z-2020-10700144 (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 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-nine (29) units on Lots 1 through 8, Block 10, NCB 6253, located at 611 Oriental Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

4. [20-5137](#) (Continued from 08/04/2020) ZONING CASE Z-2020-10700145 (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2B, NCB 9483, located at 6831 South Flores Street. Staff recommends Denial. (Associated Plan Amendment PA 2020-11600036) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

5. [20-5132](#) (Continued from 08/18/2020) ZONING CASE Z-2020-10700142 (Council District 3): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot P-10 and Lot P-11, NCB 10777, located at 4635 Sinclair Road. Staff recommends Denial. (Associated Plan Amendment Case PA2020-11600033) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
6. [20-5133](#) (Continued from 08/18/2020) ZONING CASE Z-2020-10700151 CD (Council District 2): A request for a change in zoning from "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region-2 District to "C-1 CD MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region-2 District with a Conditional Use for an RV Park on 0.2941 acres out of NCB 10319, located at 2050 Rigsby Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

7. [20-5131](#) (Continued from 08/18/2020) ZONING CASE Z-2020-10700164 (Council District 7): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District to "R-6 S H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility and "R-6 S H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)
8. [20-5038](#) ZONING CASE Z-2020-10700171 (Council District 8): A request for a change in zoning from "BP UC-1" Business Park IH-10/FM 1604 Urban Corridor District and "BP UC-1 MLOD-1 MLR-2" Business Park IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 UC-1" General Commercial IH-10/FM 1604 Urban Corridor District and "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.702 acres out of NCB 17386, located at 11600 Interstate Highway 10 West. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
9. [20-5039](#) ZONING CASE Z-2020-10700172 S (Council District 1): A request for a change in zoning from "C-2 UC-3 AHOD" Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-1 S UC-3 AHOD" Light Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Alcohol - Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot A, Block 35, NCB 1937, located at 1703 Fredericksburg Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

10. [20-5094](#) ZONING CASE Z-2020-10700174 S (Council District 2): A request for a change in zoning from "NC HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District to "NC S HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District with a Specific Use Authorization for a Medical Clinic on Lots 7 and Lot 9, Block E, NCB 646, located at 812 South Hackberry Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
11. [20-5006](#) ZONING CASE Z-2020-10700175 (Council District 3): A request for a change in zoning from "BP" Business Park District to "I-1" General Industrial District on Lot P-48E, CB 4010, located at 4640 South Flores Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
12. [20-5007](#) ZONING CASE Z-2020-10700176 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "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 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 16B and Lot 17A, Block 2, NCB 6336, located at 1314 North Center. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

13. [20-4907](#) ZONING CASE Z-2020-10700177 (Council District 2): A request for a change in zoning from "PUD I-1 MLOD-3 MLR-1" Planned Unit Development General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, "PUD C-3 MLOD-3 MLR-1" Planned Unit Development General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, and "PUD C-3 NA MLOD-3 MLR-1" Planned Unit Development General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600050) (Justin Malone, Planner (210) 207-0157, justin.Malone@sanantonio.gov; Development Services Department)
14. [20-4908](#) ZONING CASE Z-2020-10700178 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 13.141 acres out of NCB 15664, generally located in the 11000 block of Bandera Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)
15. [20-4960](#) ZONING CASE Z-2020-10700179 (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 and "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 in "C-2" Commercial District on Lots 3-7, Block 88, NCB 3680, located at 3602, 3610 and 3618 West Commerce Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

16. [20-5261](#) Reconsideration and Approval of the July 7, 2020 Meeting Minutes
17. [20-5127](#) Consideration and Approval of the August 18, 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.

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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).