

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, July 21, 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, 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, July 20, at 10am to give time for translation.

12:30 p.m. - Work Session - Discussion on Chair and Commission roles and meeting format 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. [20-4246](#) (POSTPONED) ZONING CASE Z-2020-107000031 CD (Council District 3): 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 Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-16, NCB 11166, located at 9915 Roosevelt Avenue. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

2. [20-4217](#) ZONING CASE Z-2020-10700042 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600010) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

3. [20-4270](#) (Continued from 07/07/2020) 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)

4. [20-4269](#) (Continued from 07/07/2020): ZONING CASE Z-2020-10700123 (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.596 acres out of NCB 10979, located at 2819 Southeast Military Drive. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

5. [20-4247](#) ZONING CASE Z-2020-107000089 CD (Council District 5): A request for a change in zoning from "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Welding Shop on Lots 9 and 10, Block 2, NCB 8086, located at 1720 Castroville Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
6. [20-4223](#) ZONING CASE Z-2020-10700113 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600028) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

7. [20-4227](#) ZONING CASE Z-2020-10700114 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed eleven units per acre or a total of 2 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1, 2, 3, 4, 5, 6, the north 34.59 feet of Lot 10 through Lot 14, and the north 34.59 feet of Lot 15, Block 5, NCB 1181, located in the 2600 block of North Interstate 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600029) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

8. [20-4272](#) ZONING CASE Z-2020-10700118 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Recycling Facility with Outside Storage and/or Processing (Excluding Metal Recycling Entity) on Lots 11,12,23 and 24, Block 8, NCB 2118, located at 1203 North Colorado Street and 1406 West Poplar Street. Staff recommends Approval. (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

9. [20-4248](#) ZONING CASE Z-2020-107000130 (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 "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the east 130 feet of Lot A1, NCB 13950, located at 5710 McDavitt Road. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

10. [20-4089](#) ZONING CASE Z-2020-10700131 (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-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 2, 3, 4, and 5, Block 3, NCB 8540, located at 2003 Castroville Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
11. [20-4274](#) ZONING CASE Z-2020-10700133 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on the north 132.5 feet of Lot 14, Block 64, NCB 7194, located at 1115 Fresno Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
12. [20-4026](#) ZONING CASE Z-2020-10700134 CD (Council District 2): 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 to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Vocational Trade (Outside Storage and Training Area Permitted) on Lot 1A, NCB 10746, located at 2747 Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2020-11600037) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
13. [20-4090](#) ZONING CASE Z-2020-10700136 CD (Council District 1): 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 two (2) dwelling units on Lots 29 and 30, Block 4, NCB 7295, located at 409 Agnes Drive. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

14. [20-4276](#) ZONING CASE Z-2020-10700137 (Council District 1): A request for a change in zoning from "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales Historic King William Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Density Infill Development Zone Historic King William Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on the south 44.5 feet of Lot 1, Block 3, NCB 744, located at 1001 South Alamo Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
15. [20-4277](#) ZONING CASE Z-2020-10700138 (Council District 3): A request for a change in zoning from "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for an Indoor Rifle and Pistol Range to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 70, Block 6, NCB 10938, located at 848 Hot Wells Boulevard. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
16. [20-4027](#) ZONING CASE Z-2020-10700139 CD (Council District 1): A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for 4 (four) Dwelling Units, on Lots 46, 47 and 48, Block 3, NCB 6842, located at 1551 West Mistletoe Avenue. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
17. [20-4091](#) ZONING CASE Z-2020-10700140 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 159, NCB 8817, located at 1815 Thorain Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600042) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

18. [20-4092](#) 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)
19. [20-4028](#) ZONING CASE Z-2020-10700154 (Council District 5): A request for a change in zoning from "IDZ HL MLOD-2 MLR-2 AHOD" Infill Development Zoning Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District to "IDZ H HL MLOD-2 MLR-2 AHOD" Infill Development Zoning Historic Rinconcito de Esperanza Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 H HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Rinconcito de Esperanza Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District on Lot 11, the south 8.7 feet of Lot 15, and Lot 19, Block 2, NCB 2440, located at 812 South Colorado Street, 816 South Colorado Street and 1024 El Paso Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
20. [20-4264](#) Consideration and Approval of the July 7, 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).