

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 7, 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 6, 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. [20-3904](#) (WITHDRAWN) ZONING CASE Z-2020-10700049 (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-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "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, "C-3R MLOD-1 MLR-2" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R UC-1 MLOD-1 MLR-2" General Commercial Restrictive Alcohol Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 UC-1 MLOD-1 MLR-2" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 17.767 acres out of NCB 14857, generally located in the 12000 block of West Interstate Highway 10. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

2. [20-3923](#) (POSTPONED) 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 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 Lot 24, Block 8, NCB 2118, located at 1203 North Colorado Street. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

3. [20-3922](#) ZONING CASE Z-2020-10700085 S ERZD (Council District 9): A request for a change in zoning from “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “C-3 S MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for Animal and Pet Services (with outdoor training, boarding, runs, pens, paddocks) on 1.753 acres out of NCB 19218, generally located northwest of the intersection of the 22000 block of US Highway 281 North and the 20800 block of Stone Oak Parkway. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services).

4. [20-3613](#) (Continued from 05/19/2020) 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)

5. [20-4007](#) (Continued from 06/02/2020) 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)

6. [20-3668](#) (Continued from 06/02/2020) ZONING CASE Z-2020-10700059 (Council District 1): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional use for a Construction Trades Contractor Facility to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the north 112-feet of the south 231.67-feet of Lot 32 and Lot 34 and the south 113.85-feet of Lot 32 and Lot 34, NCB 11880, located at 538 Everest Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600014). (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

7. [20-4013](#) (Continued from 06/16/2020) ZONING CASE Z-2020-10700099 (Council District 10): A request for a change in zoning from "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 twenty (20) dwelling units on Lots 29, 30, 31 and 32, NCB 11876, located at 1841 Flamingo Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600032) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

8. [20-4001](#) ZONING CASE Z-2020-10700100 (Council District 6): A request for a change in zoning from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 30.187 acres out of NCB 16115, generally located at 2848 Cinema Ridge. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

9. [20-4002](#) ZONING CASE Z-2020-10700108 (Council District 3): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 H AHOD" General Commercial Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zoning with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre on 5.77 acres out of NCB 10879, located in the 2500 block of Sidney Brooks. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
10. [20-3981](#) ZONING CASE Z-2020-10700115 CD (Council District 3): A request for a change in zoning from "NP-15 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "NP-15 CD MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Noncommercial Parking Lot on 0.60 acres out of NCB 10760, located at 251 Elaine Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

11. [20-4004](#) ZONING CASE Z-2020-10700117 S (Council District 1): A request for a change in zoning from “C-2 NCD-1 AHOD” Commercial South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3 NCD-1 AHOD” General Commercial South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-2S NCD-1 AHOD” Commercial South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for Bar And/Or Tavern Without Cover Change 3 or More Days Per Week, and “C-2 NCD-1 AHOD” Commercial South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ NCD-1 AHOD" Commercial Infill Development Zone South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District on 0.6591 acres out of NCB 732 located at 1012 South Presa and 1032 South Presa, "C-2 S IDZ NCD-1 AHOD" Commercial Infill Development Zone South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for a Bar on 0.02 acres out of NCB 732, located at 1016 South Presa, and "C-2 S NCD-1 AHOD" Commercial South Presa Street and South Saint Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for a Bar on West 91.4 Feet of South 111 Feet of Lot 6, Block 31, NCB 791 and Lot A-21 and Lot A-20, NCB 791, located at 1029 South Presa Street, 1035 South Presa Street, and 1248 South Saint Mary’s Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
12. [20-3905](#) 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).

13. [20-3982](#) 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)
14. [20-3924](#) ZONING CASE Z-2020-10700125 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 8, Block 10, NCB 11726, located at 11110 Baltic Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).
15. [20-3906](#) ZONING CASE Z-2020-10700127 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.812 acres out of NCB 16816, located at 12590 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2020-11600030) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
16. [20-3912](#) Consideration and Action of the Zoning Commission Meeting Minutes of June 16, 2020.

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).