

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 18, 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, voice mails and requests to Make Comments during the meeting live must be received by Monday, August 17, 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. [20-4948](#) Discussion and Consideration of an amended Resolution adopting changes to the Commission Meeting Format.

2. [20-4605](#) ZONING CASE Z-2020-10700135 ERZD (Council District 10): A request for a change in zoning from "C-3R ERZD AHOD" General Commercial Restrictive Alcoholic Edwards Recharge Zone Airport Hazard Overlay District to "C-2 ERZD AHOD" Commercial Edwards Recharge Zone Airport Hazard Overlay District on 1.760 acres out of NCB 17726, generally located on the 5000 block of North Loop 1604 East and the 17400 block of O'Connor Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600040) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

3. [20-4776](#) (Continued from 08/04/2020) 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).

4. [20-4622](#) 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)

5. [20-4689](#) ZONING CASE Z-2020-10700155 (Council District 2): A request for a change in zoning from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 5, NCB 6300 located at 326 Nika Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

6. [20-4690](#) ZONING CASE Z-2020-10700156 (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 "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for four (4) dwelling units on Lot 38, Block 1, NCB 10733, located at 4419 North Hein Road. Staff recommends Approval.(Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

7. [20-4691](#) ZONING CASE Z-2020-10700158 CD (Council District 4): 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot 18, Block 8, NCB 15508, located at 334 Altitude Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

8. [20-4621](#) ZONING CASE Z-2020-10700159 CD (Council District 8): A request for a change in zoning from "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots P-38E and Lot P-38F, NCB 18333, located at 20865 West Interstate 10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600043) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
9. [20-4624](#) ZONING CASE Z-2020-10700160 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the north 47 feet of Lot 31 and Lot 32, Block 53, NCB 1626, located at 1205 South Olive Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
10. [20-4623](#) ZONING CASE Z-2020-10700161 (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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 18.042 acres out of CB 4295 and CB 4301, generally located in the 13000 block of Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600044) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

11. [20-4606](#) ZONING CASE Z-2020-10700162 (Council District 2): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the south 42.5 feet of Lot 9, Block 2, NCB 1028, located at 922 South Pine Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

12. [20-4692](#) 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 "C-2 H AHOD" Commercial Monticello Park Historic Airport Hazard Overlay District and "C-2 H UC-3 AHOD" Commercial Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District 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)

13. [20-4693](#) ZONING CASE Z-2020-10700165 (Council District 4): A request for a change in zoning from "DR MLOD-2 MLR-1 AHOD" Development Reserve 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 Lot P-4C, Lot P-68, CB 430; Lot P-68, Lot P-4B, NCB 14493, generally located at 9300 Old Pearsall Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

14. [20-4669](#) ZONING CASE Z-2020-10700166 (Council District 4): A request for a change in zoning from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial 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 2.178 acres out of NCB 13659, generally located at 8019 Interstate Highway 35 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600046) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
15. [20-4672](#) ZONING CASE Z-2020-10700167 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-3 MLR-1 AHOD" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 7.899 acres out of NCB 17983, generally located in the 4000 block of Woodlake Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600047)(Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
16. [20-4673](#) ZONING CASE Z-2020-10700168 (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 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, "MF-18" Limited Density Multi-Family District and Stone Fabrication on 0.389 acres out of NCB 2875, located at 316 Forrest Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

17. [20-4607](#) ZONING CASE Z-2020-10700169 (Council District 2): A request for a change in zoning from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 RIO-1 UC-2 NCD-9 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.7101 acres out of NCB 3594, located at 2600 Broadway Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

18. [20-4608](#) ZONING CASE Z-2020-10700170 (Council District 1): A request for a change in zoning from "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products-Fabrication to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.1458 acres out of NCB 6615, located at 102 Jon Ann Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600048) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

19. [20-4782](#) Consideration and Approval of the Zoning Commission Meeting Minutes for August 4, 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).