

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, October 6, 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, October 5, 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. [20-5735](#) ZONING CASE Z-2020-10700173 S ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communications System on 0.0367 acres out of CB 4552, located at 16821 Kyle Seale Parkway. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

2. [20-5313](#) (Continued from 09/01/2020) 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. [20-5314](#) (Continued from 09/01/2020) 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 (20) 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. [20-5567](#) (Continued from 09/01/2020) 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).

5. [20-5967](#) (Continued from 09/15/20) ZONING CASE Z-2020-10700189 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 67.798 acres out of CB 4295, generally located in the 13000 block of Watson Road. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
6. [20-5761](#) ZONING CASE Z-2020-10700031 CD (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-16 and 0.5118 acres out of NCB 11166, generally located at 9915 Roosevelt Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
7. [20-5734](#) ZONING CASE Z-2020-10700157 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 34, NCB 11875, located at 8211 Broadway Street. Staff recommends Denial, with an Alternate Recommendation. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
8. [20-5760](#) ZONING CASE Z-2020-10700191 S (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on Lot 1, Block 32, NCB 9754, generally located at 3625 West Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

9. [20-5732](#) ZONING CASE Z-2020-10700192 (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-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot TR-13, NCB 10747, generally located in the 100 block of Grobe Road. Staff recommends Denial. (Associated Plan Amendment PA-2020-11600056) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
10. [20-5742](#) ZONING CASE Z-2020-10700193 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 5, Block 4, NCB 1196, located at 712 Seguin Avenue. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
11. [20-5602](#) ZONING CASE Z-2020-10700195 (Council District 2): A request for a change in zoning from "AE-3 S MLOD-3 MLR-2 EP-1" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District with a Specific Use Authorization for Warehousing to "L MLOD-3 MLR-2 EP-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600058) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

12. [20-5603](#) ZONING CASE Z-2020-10700196 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 IDZ MLOD-2 MLR-2 AHOD" General Industrial Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, NCB 10125, located at 612 Nogalitos Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
13. [20-5773](#) ZONING CASE Z-2020-10700197 (Council District 6): A request for a change in zoning from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 76.853 acres out of NCB 15330, generally located in the 7400 block of State Highway 151. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

14. [20-5774](#) ZONING CASE Z-2020-10700198 (Council District 10): A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911, generally located in the 11600 block of Crosswinds Way. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600059) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
15. [20-5744](#) ZONING CASE Z-2020-10700199 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 "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Transitional Home on 2.89 acres out of NCB 12886, generally located in the 1500 block of Semlinger Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
16. [20-5733](#) ZONING CASE Z-2020-10700200 S (Council District 6): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop on 32.2170 acres out of NCB 17636, generally located in the 7900 block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600061) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

17. [20-5745](#) ZONING CASE Z-2020-10700201 (Council District 2): A request for a change in zoning from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 1, Block G, NCB 1659, located at 732 North Pine Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
18. [20-5731](#) Consideration and Approval of the September 15, 2020 Meeting Minutes
19. [20-5999](#) Discussion and Consideration of Cancellation of the January 5, 2021 Zoning Hearing

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).