

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, November 17, 2020**

**1:00 PM**

**Videoconference**

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**Livestream:**[www.sanantonio.gov/DSD/Boards/MeetingVideos](http://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](http://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, November 16, 2020 at 10am to give time for translation.

12:00 p.m. - Work Session - Neighborhood Association & Community Organization Registration Policy Update.

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

1. [20-6712](#) (POSTPONED) ZONING CASE Z-2020-10700242 HL (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on Lot 9 and the west 26.04 feet of Lot 10, Block B, NCB 604, located at 403 Montana Street. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

2. [20-6695](#) ZONING CASE Z-2020-10700153 S ERZD (Council District 9): A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on Lot 33, Block 1, NCB 18218, located at 3607 East Evans Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
3. [20-6747](#) (Continued from 10/06/2020) ZONING CASE Z-2020-10700201 CD (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 "R-4 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for Four (4) Dwelling Units on Lot 1, Block G, NCB 1659, located at 732 North Pine Street. Staff recommends Denial, with an Alternate Recommendation. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
  
4. [20-6744](#) (Continued from 11/03/2020) ZONING CASE Z-2020-10700015 CD (Council District 1): A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 CD MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing on 54.564 acres out of NCB 12059, located in the 12000 block of West Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

5. [20-6746](#) (Continued from 11/03/2020) ZONING CASE Z-2020-10700213 S (Council District 9): A request for a change in zoning from "C-1" Light Commercial District and "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus on 3.828 acres out of NCB 11687, located at 4330 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
6. [20-6739](#) (Continued from 11/03/2020) ZONING CASE Z-2020-10700216 S (Council District 1): A request for a change in zoning from "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lot 7, Block 9, NCB 838, located at 723 Camden Street. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
7. [20-6740](#) (Continued from 11/03/2020) ZONING CASE Z-2020-10700217 S (Council District 1): A request for a change in zoning from "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking on Lot 4, Block 19, NCB 815, located at 415 Dallas Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
  
8. [20-6742](#) (Continued from 11/03/2020) ZONING CASE Z-2020-10700220 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

9. [20-6692](#) ZONING CASE Z-2020-10700208 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Home Improvement Center on the West 91.43 feet of Lot 165 and Lot 166, Block 3, NCB 8124, located at 928 South San Augustine Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
10. [20-6667](#) ZONING CASE Z-2020-10700221 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS RIO-7E AHOD" General Industrial Historic River Improvement Overlay Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Bar/Tavern and "C-2 CD HS RIO-7E AHOD" Commercial Historic River Improvement Overlay Airport Hazard Overlay District with Conditional Use for Bar/Tavern on 0.334 acres out of NCB 1011, located at 120 Nogalitos Street and 1521 South Flores Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
11. [20-6699](#) ZONING CASE Z-2020-10700225 CD (Council District 7): A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 27, Block 12, NCB 1981, located at 2915 West French Place. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

12. [20-6700](#) ZONING CASE Z-2020-10700226 (Council District 6): A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales 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 95, NCB 8238, located at 411 Enrique M Barrera Parkway. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
13. [20-6706](#) ZONING CASE Z-2020-10700228 CD (Council District 6): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 39, Block 8, NCB 8992, located at 219 Marbauch Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
14. [20-6480](#) ZONING CASE Z-2020-10700233 (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 "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 and for eight (8) residential units on Lot 4 and Lot 5, Block 8, NCB 3903, located at 2619 South Flores Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, [Justin.Malone@sanantonio.gov](mailto:Justin.Malone@sanantonio.gov), Development Services Department)

15. [20-6481](#) ZONING CASE Z-2020-10700234 CD (Council District 2): A request for a change in zoning from "C-3R MLOD-3 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Welding Shop on 0.414 acres out of NCB 13905, located at 930 Peggy Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
16. [20-6701](#) ZONING CASE Z-2020-10700235 (Council District 8): A request for a change in zoning from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 33, Block 1, NCB 16946, located at 65 Donore Square. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

17. [20-6668](#) ZONING CASE Z-2020-10700236 (Council District 1): A request for a change in zoning from “C-3 NCD-1 AHOD” General Commercial South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA RIO-4 NCD-1 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District to “IDZ-2 NCD-1 AHOD” Medium Intensity Infill Development South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, and “IDZ-2 RIO-4 NCD-1 AHOD” Medium Intensity Infill Development Zone River Improvement Overlay South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, on Lots 19 – 25 and the west 6.29 feet of Lot 18, Block N, NCB 3078, Lot 12, Block N, NCB 3078, and Lot 1, Lot 26 and Lot 27, Block N, NCB 3078 located at 1508 South Saint Mary’s Street, 120 Playmoor Street and 1423 South Presa Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
18. [20-6696](#) ZONING CASE Z-2020-10700237 (Council District 3): A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 200 acres out of CB 4167, located at 3849 East Loop 1604. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

19. [20-6702](#) ZONING CASE Z-2020-10700239 (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 59.925 acres and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.873 acres, a total of 67.798 acres out of CB 4295, generally located in the 4000 block of Verano Parkway. Staff recommends Approval.(Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
20. [20-6697](#) ZONING CASE Z-2020-10700240 (Council District 2): A request for a change in zoning from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 19, NCB 12162, generally located in the 2300 block of Austin Highway. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)

21. [20-6685](#) ZONING CASE Z2020-10700244 (Council Districts 3 & 4): Assigning zoning to property generally bound by Southwest Loop 410 to the north, Corpus Christi and Old Corpus Christi Highway to the east, South Loop 1604 and IH-37 South to the south and Somerset Road to the west, currently located Outside the City Limits by applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District and “MLR-2” Lackland Military Lighting Region-2 as applicable and “DR” Development Reserve District on P-29, CB 4204; W IRR 2240.49' of TR-8 ARB P-25 MH REFER 80700-001-3385, CB 4002-1; P-328 ABS: 11, CB 4007; LOT P-327 12.150, NCB 16623; P-327 AB 11 84.769 (SALADO/DOS RIOS #2 ANNEXTN), CB 4007-6; P-232 ABS 11, CB 4007; LOT 11, Block 1, CB 4167A and “FR” Farm and Ranch District on P-8C ABS 421, CB 4298 and “NP-15” Neighborhood Preservation District on P-5 (31.52) & P-5C (4) ABS 421, CB 4298; P-5G ABS 421, CB 4298; P-9 ABS 374 (12.59), CB 4296; P-5E (19.21) ABS 421, CB 4298. Staff recommends Approval. (Jennifer Sheppard, Senior Planner, (210) 207-5409, [jennifer.sheppard@sanantonio.gov](mailto:jennifer.sheppard@sanantonio.gov), Planning Department)
22. [20-6764](#) Consideration and Approval of the November 3, 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).