

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 6, 2021

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

John Bustamante, District 5 - Chair
Robert Sipes – District 7, Vice - Chair
Summer Greathouse, District 1, Pro-Tem

Dr. Lillian M. Jones - District 2 Joy McGhee - District 3
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, the day prior to the meeting, at 10am to give time for translation.

12:00 p.m. - Work Session - Staff briefing regarding Monte Vista Terrace Neighborhood Conservation District, Briefing regarding Dignowity Hill Large Area Rezoning District and 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. [21-2837](#) (WITHDRAWN) ZONING CASE Z-2021-10700018 (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 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Block 3, NCB 18087, located at 13107 Southwest Loop 410. Staff recommends Denial. (Justin Malone, Planner, (210) 207-0157, justin.Malone@sanantonio.gov, Development Services Department)

2. [21-2627](#) (POSTPONED) ZONING CASE Z-2021-10700034 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 and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region to "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Animal and Pet Services on 0.63 acres out of NCB 8758, located at 819 New Laredo Highway. (Associated Plan Amendment PA-2021-11600013) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

3. [21-2629](#) (POSTPONED) ZONING CASE Z-2021-10700050 (Council District 5): A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9 and Lot 10, Block 2, NCB 6232, located at 313 Pendleton Drive. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

4. [21-2533](#) (Continued from 03/16/21) ZONING CASE Z-2021-10700002 (Council District 5): A request for a change in zoning from "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 a Tattoo Parlor/Studio on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

5. [21-2534](#) (Continued from 03/16/21) ZONING CASE Z-2021-10700003 (Council District 4): A request for a change in zoning from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 123.9 acres out of CB 4296 and CB 4298, generally located at 14850 Watson Road and 14970 Watson Road. Staff recommendation Pending. (Justin Malone, Planner, (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

6. [21-2570](#) ZONING CASE Z-2020-10700307 ERZD (Council District 10): A request for a change in zoning from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District on 45.689 acres out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600082) (Lorianne Thennes, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

7. [21-2624](#) ZONING CASE Z-2021-10700007 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.087 acres out of NCB 2801, located at 220 Annie Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

8. [21-1762](#) ZONING CASE Z-2021-10700016 (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial 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 20.93 acres out of NCB 34362, located in the 300 block of West Loop 1604. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

9. [21-1760](#) ZONING CASE Z-2021-10700017 (Council District 2): A request for a change in zoning from "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.44 acres out of NCB 12887, located at 1803 Semlinger Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

10. [21-1763](#) ZONING CASE Z-2021-10700019 (Council District 3): A request for a change in zoning from "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 31.1280 acres out of CB 5161, located at 10891 Southton Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

11. [21-1764](#) ZONING CASE Z-2021-10700021 (Council District 2): A request for a change in zoning from "R-5 EP-1 MLOD-3 MLR-1" Residential Single-Family Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "C-2 EP-1 MLOD-3 MLR-1" Commercial Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "IDZ-2 EP-1 MLOD-3 MLR-1" Medium Intensity Infill Development Zone Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with uses permitted in "MF-50" Multi-Family District on 12.088 acres out of NCB 10578, located at 3623 East Commerce Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2021-11600004) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

12. [21-2625](#) ZONING CASE Z-2021-10700022 (Council District 3): A request for a change in zoning from "DR AHOD" Development Reserve Airport Hazard Overlay District, "DR" Development Reserve District and "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4" Residential Single-Family District on 120.31 acres out of CB 4007, located at 11418 Blue Wing Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
13. [21-2626](#) ZONING CASE Z-2021-10700023 (Council District 3): A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.0361 acres out of NCB 11155, located at 3822 Pleasanton Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

14. [21-2572](#) ZONING CASE Z-2021-10700026 (Council District 8): A request for a change in zoning from "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, "C-3 GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 CD GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 3.739 acres out of NCB 15825, generally located in the 5000 Block of UTSA Boulevard. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
15. [21-2571](#) ZONING CASE Z-2021-10700025 (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-3 UC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-33 UC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 19.048 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

16. [21-2573](#) ZONING CASE Z-2021-10700027 (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.093 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
17. [21-2601](#) ZONING CASE Z-2021-10700028 CD (Council District 3): A request for a change in zoning from "R-6 CD MLOD-2 MLR-2 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 to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.125 acres and to "R-6 CD MLOD-2 MLR-2 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 0.196 acres, a total of 0.321 acres out of NCB 9409, located at 336 Drury Lane. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
18. [21-2600](#) ZONING CASE Z-2021-10700030 CD (Council District 10): 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 a Conditional Use for Auto Sales on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

19. [21-2599](#) ZONING CASE Z-2021-10700035 CD (Council District 8): A request for a change in zoning from "R-20 GC-1 MLOD-1 MLR-1 AHOD" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-20 MLOD-1 MLR-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop on Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 Carrie Louise Street. Staff recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-1160007) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
20. [21-2406](#) ZONING CASE Z-2021-10700055 (Council District 1): A request for adoption of the Monte Vista Terrace Neighborhood Conservation District "NCD-10" and assigning the zoning overlay district of "NCD-10" (all base zoning districts and other overlay districts remain unchanged) on approximately 55 acres out of NCBs 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, 8567, properties generally bounded by West Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east. Staff recommends Approval. (John Osten, Planning Coordinator, (210) 207-2187, John.Osten@sanantonio.gov, Development Services Department)
21. [21-2588](#) Consideration and Approval of the March 16, 2021 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.

En cualquier momento durante la reunión, la Comisión de Zonificación puede reunirse en sesión ejecutiva para consultar con la Oficina del Fiscal de la Ciudad en relación con asuntos de abogados y clientes bajo el Capítulo 551 del Código del Gobierno de Texas.

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).

DECLARACIONES DE ACCESIBILIDAD - Los intérpretes para sordos deben solicitarse cuarenta y ocho [48] horas antes de la reunión. Para obtener asistencia, llame al (210) 207-7720 Voice/TTY o 711 (Servicio de Retransmisión de Texas para sordos).

Simultaneous translation services for Spanish are available. Interpreters for other languages must be ordered 48 hours in advance. For more information or for translation, call (210) 207-0121. This is a free service.

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.