

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 4, 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.

12:30 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

1. [21-3147](#) (Continued from 04/06/21) 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)

2. [21-3149](#) (Continued from 04/06/21) 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)

3. [21-3148](#) (Continued from 04/06/21) 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, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

4. [21-3476](#) (Continued from 04/20/21) 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, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

5. [21-3477](#) (Continued from 04/20/21) 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, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
6. [21-3478](#) (Continued from 04/20/21) ZONING CASE Z-2021-10700014 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 1-6, Block 21, NCB 1806, located at 1206 West Agarita Avenue. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

7. [21-3479](#) (Continued from 04/20/21) ZONING CASE Z-2021-10700037 (Council District 1): A request for a change in zoning from "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for 50 units/acre and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 50 units/acre to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for 113 Dwelling Units and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 113 Dwelling Units on Lots 3 through 7, Block 1, NCB 6789; and Lots 1 through 2, Lots 8 through 14, Lot A-2 and Lot 20, Block 3, NCB 3029 and CB 3029, generally located at 715 East Locust Street and 318 West Grayson Street and 326 West Grayson Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).
8. [21-3232](#) ZONING CASE Z-2020-10700084 CD (Council District 3): 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 "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 Lot 27, Block 335, NCB 9428, located at 422 West Vestal Place. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).
9. [21-3200](#) ZONING CASE Z-2021-10700053 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Multi-Family District, "C-1" Light Commercial District, and "O-1" Office District on Lots 16, 17 and 18, Block 4, NCB 3531, located at 721, 723 and 725 Probandt Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

10. [21-3284](#) ZONING CASE Z-2021-10700054 CD (Council District 7): A request for a change in zoning from "R-5 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 Motor Vehicle Sales (Full Service) on Lots A, B, C and D, Block 2, NCB 11991, located at 6719 West Commerce Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)
11. [21-3285](#) ZONING CASE Z-2021-10700057 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13 and Lot 14, Block 6, NCB 8886, located at 2602 Lombrano Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)
12. [21-3233](#) ZONING CASE Z-2021-10700058 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 9, Block 2, NCB 529, located at 507 Hays Street. Staff recommends Denial, with Alternate Recommendation. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

13. [21-3234](#) ZONING CASE Z-2021-10700059 S (Council District 6): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L S MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance with Outside Storage on Lot P-13K, P-13L, & P-B12, TR M, C13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff recommends Denial. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).
14. [21-3235](#) ZONING CASE Z-2021-10700060 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair with Outside Storage of Vehicles, Trailers, and Equipment on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2021-11600017) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).
15. [21-3190](#) ZONING CASE Z-2021-10700061 CD (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on Lot 13, Block 2, NCB 1420, located at 219 North Gevers Street. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

16. [21-3328](#) ZONING CASE Z-2021-10700064 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 41, Lot 42 and Lot 43, Block 41, NCB 1850, located at 1109 West Craig Place. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
17. [21-3329](#) ZONING CASE Z-2021-10700065 CD (Council District 3): 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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 9, Lot 10, Lot 11, and Lot 12, Block 170, NCB 9453, located at 3320 Commercial Avenue. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
18. [21-3330](#) ZONING CASE Z-2021-10700067 CD (Council District 4): 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 "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on North 251 Feet of Lot 410, NCB 7850, located at 1514 West Pyron Avenue. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

19. [21-3201](#) ZONING CASE Z-2021-10700068 CD (Council District 8): A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts on Lot 9, Block 4, NCB 14688, located at 8803 Oakland Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945. lorianne.thennes@sanantonio.gov., Development Services Department)
20. [21-3331](#) ZONING CASE Z-2021-10700070 (Council District 1): A request for a change in zoning from "C-2NA H UC-4 AHOD" Commercial Nonalcoholic Sales Tobin Hill Historic North St. Mary's St. Urban Corridor Airport Hazard Overlay District to "C-2 H UC-4 AHOD" Commercial Tobin Hill Historic North St. Mary's St. Urban Corridor Airport Hazard Overlay District on Lot 3, East 17.6 Feet of Lot 2 and West 30.3 feet of Lot 4, Block 4, NCB 2997, located at 609 East Dewey Place. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
21. [21-3332](#) ZONING CASE Z-2021-10700071 (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-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) units on 0.20 acres out of NCB 2590, save and except the east 7 feet of Lot 75, located at 311 Dowdy Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
22. [21-3307](#) Consideration and approval of the April 20, 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).

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).

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.