

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services

Center

1901 South Alamo

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**Tuesday, July 6, 2021**

**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

**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    Marco Barros - 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, 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. [21-4705](#) (WITHDRAWN) ZONING CASE Z-2021-10700048 (Council District 5): A request for a change in zoning from "D H AHOD" Downtown Cattleman Square Historic Airport Hazard Overlay District and "D H HS AHOD" Downtown Cattleman Square Historic Significant Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District, on Lot 10, Lot 12A, Lot 13, Block 25, NCB 285, and 0.6146 acres out of NCB 285, located at 821 West Commerce Street. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

2. [21-4553](#) ZONING CASE Z-2020-10700303 ERZD (Council District 8): A request for a change in zoning from "C-1 ERZD" Light Commercial Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District, "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District, and "MF-18 UC-1 ERZD" Limited Density Multi-Family IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District on 34.263 acres out of NCB 14866, located at 13985 North FM 1560. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
  
3. [21-4550](#) ZONING CASE Z-2021-10700024 S ERZD (Council District 8): A request for a change in zoning from "O-2 MLOD-1 MLR-2 AHOD ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Car Wash on 1.000 acres out of NCB 17627, generally located in the 4000 block of Dezavala Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
4. [21-4547](#) ZONING CASE Z-2021-10700113 ERZD (Council District 10): A request for a change in zoning from "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on Lot P-5, NCB 17725, located at 17301 Jones Maltsberger Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

5. [21-4532](#) ZONING CASE Z-2021-10700111 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 8, NCB 3100, located at 828 Nevada Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
6. [21-4565](#) (Continued from 06/15/21) ZONING CASE Z-2021-10700032 (Council District 8): A request for a change in zoning from "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R UC-1 MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 UC-1 MLOD-1 MLR-2" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 and "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 17.767 acres out of NCB 14857, generally located in the 12500 Block of West Interstate 10. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

7. [21-4564](#) (Continued from 06/15/21) ZONING CASE Z-2021-10700115 CD (Council District 5): A request for a change in zoning from "C-3NA H RIO-4 MC-1 AHOD" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "C-2NA CD H RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors with Welding and Carpentry on Lots 1, 2, 3, 4 and 10, Block 1, NCB 3120, located at 541 Roosevelt Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600035)(Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
8. [21-4556](#) ZONING CASE Z-2021-10700110 (Council District 4): A request for a change in zoning from "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 10.69 acres out of CB 4005, located at 10700 South Zarzamora Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
  
9. [21-4559](#) ZONING CASE Z-2021-10700104 (Council District 1): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 18 and Lot 19, Block 3, NCB 11954, located at 8320 Airport Boulevard and 8434 Airport Boulevard. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

10. [21-4551](#) ZONING CASE Z-2021-10700120 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 17 through Lot 21, Block 25, NCB 6886, located at 2322 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600044) (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
11. [21-4533](#) ZONING CASE Z-2021-10700125 S (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for two (2) dwelling units on Lot 1, Block 1, NCB 604, located at 206 South Mesquite Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
12. [21-4707](#) ZONING CASE Z-2021-10700126 (Council District 2): A request for a change in zoning from "O-1 MLOD-3 MLR-2 AHOD" Office Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Professional Office and one (1) dwelling unit on Lot 1, Block 15, NCB 1295, located at 2002 North Interstate Highway 35. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
13. [21-4534](#) ZONING CASE Z-2021-10700130 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on Lot 14, Block 128, NCB 7223, located at 815 West Wildwood. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

14. [21-4552](#) ZONING CASE Z-2021-10700132 HL (Council District 9): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 HL" Residential Single-Family Historic Landmark District on Lot 21 and Lot 22, NCB 11668, located at 10314 Dreamland Drive. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
15. [21-4541](#) ZONING CASE Z-2021-10700133 (Council District 5): A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial 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 Tract F, NCB 8786, located at 1707 Centennial Boulevard. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)
16. [21-4560](#) ZONING CASE Z-2021-10700134 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 22, Block 1, NCB 14891, located at 10730 Gulfdale Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
17. [21-4561](#) ZONING CASE Z-2021-10700135 HL (Council District 1): A request for a change in zoning from R-6 "Residential Single-Family District to "R-6 HL" Residential Single-Family Historic Landmark District on the west triangular 35 feet of Lot A, NCB 3553 and Lot 10, Block 1, NCB 2959, located at 135 Leopold Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

18. [21-4562](#) ZONING CASE Z-2021-10700136 HL (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 26, Block 19, NCB 495, located at 222 Brooks Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
19. [21-4557](#) ZONING CASE Z-2021-10700137 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for twelve (12) Residential Dwellings on Lots 8-13, Block 37, NCB 1231, located at 601 and 605 Jenull Avenue. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
20. [21-4549](#) ZONING CASE Z-2021-10700139 S (Council District 5): A request for a change in zoning from "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity With Outside Storage and/or Processing on 4.90 acres out of NCB 8736, located at 2218 West Southcross Street. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600046) (Michael Pepe, Senior Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department) (Associated Plan Amendment PA-2021-11600046)



21. [21-4558](#) ZONING CASE Z-2021-10700141 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for twenty (20) Residential Units on Lots 2-4, 5A, 6A, 7-9, 10A, and Lot 27, Block 2, NCB 9552, located at 2830 Martin Luther King Drive. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
22. [21-4567](#) Consideration and Approval of the June 15, 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.

