

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, June 1, 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. [21-3925](#) (POSTPONED) (Continued from 05/04/21) 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).

2. [21-3929](#) (POSTPONED) ZONING CASE Z-2021-10700100 (Council District 8): A request for a change in zoning from "MPCD MLOD-1 MLR-2" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MPCD UC-1 MLOD-1 MLR-2" Master Planned Community IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MPCD MLOD-1 MLR-2" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MPCD UC-1 MLOD-1 MLR-2" Master Planned Community Development IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 114.149 acres out of NCB 14890, generally located in the 5800 Block of UTSA Boulevard. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
3. [21-3928](#) ZONING CASE Z-2021-10700080 ERZD (Council District 8): A request for a change in zoning from "C-2NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10-Feet, on 3.84 acres out of NCB 15841, generally located in the 12900 Block of Babcock Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
4. [21-4160](#) (Continued from 05/18/2021) 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)

5. [21-3877](#) ZONING CASE Z-2021-10700029 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.242 acres out of NCB 11304, located at 942 Quintana Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
6. [21-3950](#) 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. Staff recommends Denial. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
7. [21-3951](#) ZONING CASE Z-2021-10700083 (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units, on Lot 19, Lot 20, Lot 21, Lot 22, and Lot 23, Block 2, NCB 12163, located at 628 Ira Lee Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
8. [21-3876](#) ZONING CASE Z-2021-10700089 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-4" Planned Unit Development Residential Single-Family District on Lot P-88, NCB 15664, generally located in the 11000 block of Bandera Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

9. [21-3878](#) ZONING CASE Z-2021-10700090 (Council District 2): A request for a change in zoning from "C-2 UC-2 RIO-1 NCD-9 AHOD" Commercial Broadway Urban Corridor River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 RIO-1 NCD-9 AHOD" Commercial River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ UC-2 RIO-1 NCD-9 AHOD" Commercial Infill Development Zone Broadway Urban Corridor River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 IDZ RIO-1 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on the North 10 Feet of Lot 4, Lot 5, Lot 6, the South 45.4 Feet of Lot 9, and the North 5 Feet of Lot 10, Block 27, NCB 1764, generally located in the 2000 block of Broadway Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
10. [21-3879](#) ZONING CASE Z-2021-10700091 S (Council District 4): 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-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 47, Block 1, NCB 16001, generally located in the 6600 block of Medina Base Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
11. [21-3880](#) ZONING CASE Z-2021-10700092 (Council District 3): A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-30A and Lot P-31C, NCB 11166, located at 12620 Pleasanton Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

12. [21-3697](#) ZONING CASE Z-2021-10700094 (Council District 7): A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcohol Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcohol Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.295 acres out of NCB 11493, located at 4740 and 4762 Culebra Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
13. [21-3698](#) ZONING CASE Z-2021-10700095 (Council District 1): A request for a change in zoning from "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District 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 sixty-one (61) Dwelling Units on Lot 17, Block 3, NCB 829, located at 819 East Elmira Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
14. [21-3952](#) ZONING CASE Z-2021-10700096 (Council District 8): A request for a change in zoning from "C-3R" General Commercial Restrictive Alcohol Sales District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 4.322 acres out of NCB 17660, located at 2 Spurs Lane. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

15. [21-3930](#) ZONING CASE Z-2021-10700097 (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 14.91 acres out of NCB 18087, generally located in 10100 Block of State Highway 16 South. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
16. [21-3932](#) ZONING CASE Z-2021-10700098 (Council District 7): 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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 14 acres out of NCB 18107, NCB 18111, NCB 18114, NCB 18110, and NCB 18106, generally located in 4000 Block of Wurzbach Road. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
17. [21-3915](#) ZONING CASE Z-2021-10700099 CD (Council District 3): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 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 Noncommercial Parking Lot on 0.09 acres out of Lot 9, NCB 8623, located at 1082 Rayburn Drive. Staff recommends Approval.(Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)

18. [21-3953](#) ZONING CASE Z-2021-10700101 (Council District 5): 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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on East 59.5 Feet of North 110 Feet of Lot 6, Block 12, NCB 2317, located at 2422 West Commerce Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
19. [21-3954](#) ZONING CASE Z-2021-10700102 (Council District 2): A request for a change in zoning from "R-5 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 a Duplex to "MF-18 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 11, Block 15, NCB 1295, located at 119 Spofford Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
20. [21-3955](#) ZONING CASE Z-2021-10700103 (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 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, NCB 11997, located at 103 North Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600035) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

21. [21-3699](#) ZONING CASE Z-2021-10700119 (Council District 4): 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 and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600034) (Lorianne Thennes, Senior Planner, (210) 207-7945, Lorianne.Thennes@sanantonio.gov, Development Services Department)
22. [21-4051](#) Consideration and approval of the May 18, 2021 Zoning Commission meeting minutes.

Director's Report: Work Session Discussion of Minor/Major Amendments in Regard to "IDZ" Infill Development Zone classification scheduled for June 15, 2021.

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.