

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, July 20, 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 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. 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. [21-4777](#) (Continued from 06/15/2021) ZONING CASE Z-2021-10700069 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 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern on the South 91.51 feet of Lot 13, Block 2, NCB 2074, located at 951 Culebra Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600040) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

2. [21-4779](#) (Continued from 06/15/2021) 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. (Joyce Palmer, Sr. Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

3. [21-4776](#) (Continued from 06/15/2021) 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. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

4. [21-4780](#) (Continued from 06/15/2021) ZONING CASE Z-2021-10700114 (Council District 2): A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHP MLOD-3 MLR-2 AHOD" Manufactured Home Park Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHP AHOD" Manufactured Home Park Airport Hazard Overlay District on 2.9479 acres out of 12180, located at 4618 Webbles Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
5. [21-4781](#) (Continued from 06/15/2021) ZONING CASE Z-2021-10700118 CD (Council District 2): A request for a change in zoning from "C-3NA RIO-1 UC-2 NCD-9 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District to "C-1 CD RIO-1 UC-2 NCD-9 AHOD" Light Commercial River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Mobile Food Court on 0.3684 acres out of NCB A-6, located at 2202 Broadway. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

6. [21-4783](#) (Continued from 07/06/2021) 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-2021-11600033) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

7. [21-4778](#) (Continued from 07/06/2021) 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)

8. [21-4732](#) 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. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

9. [21-4733](#) ZONING CASE Z-2021-10700121 (Council District 3): A request for a change in zoning from "RP" Resource Protection District to "RE" Residential Estate District on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
10. [21-4747](#) ZONING CASE Z-2021-10700131 (Council District 4): 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-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot TR-1E, NCB 34361, located at 505 West Loop 1604 North. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
11. [21-4764](#) ZONING CASE Z-2021-10700138 (Council District 7): A request for a change in zoning from "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hotel Taller than 35 Feet to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.467 acres out of NCB 15038, located in the 6300 Block of Northwest Loop 410. Staff recommends Denial with an Alternate Recommendation. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2021-11600051)

12. [21-4761](#) ZONING CASE Z-2021-10700142 (Council District 2): A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District and "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eleven (11) dwelling units on Lots 11 and 19, Block 109, NCB 1386, located at 1712 East Commerce Street and 711 Montana Street. Staff recommends Denial with an Alternate Recommendation. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
13. [21-4762](#) ZONING CASE Z-2021-10700143 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 16-17 and Lots 33-34, Block 7, NCB 2113, located at 2001 West Poplar Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
14. [21-4765](#) ZONING CASE Z-2021-10700146 (Council District 4): A request for a change in zoning from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Overlay Military Region 2 Airport Hazard Overlay District to "MHP MLOD-2 MLR-2 AHOD" Manufactured Home Park Lackland Military Overlay Military Region 2 Airport Hazard Overlay District on 9.984 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
15. [21-4766](#) ZONING CASE Z-2021-10700147 (Council District 2): A request for a change in zoning from "C-1 MLOD-3 MLR-1" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District on Lot 27, Lot 28, Lot 29, and Lot 30, Block 20, NCB 10256, located at 3243, 3247, 3251, and 3255 Martin Luther King Drive. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

16. [21-4763](#) ZONING CASE Z-2021-10700149 (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 "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on south 90 feet of Lot 1, east 43 feet and west 7 feet of south 90 feet of Lot 2, and west 15 feet of south 90 feet of Lot 3, Block 12, NCB 9312, located at 435 Verne Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
17. [21-4773](#) ZONING CASE Z-2021-10700150 (Council District 10): A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multifamily Northeast Gateway Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 25.627 acres out of NCB 14049, located at 12765 North Interstate 35. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
18. [21-4731](#) ZONING CASE Z-2021-10700151 S (Council District 6): 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 "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 7, Block 1, NCB 18281, located at 7576 Culebra Road. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

19. [21-4774](#) ZONING CASE Z-2021-10700152 (Council District 1): A request for a change in zoning from "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales King William Historic, Historic Significant Airport Hazard Overlay District to "RM-4 H HS AHOD" Residential Mixed King William Historic, Historic Significant Airport Hazard Overlay District on Lot 15, Block 1, NCB 2912, located at 1415 South Saint Mary's Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
20. [21-4748](#) ZONING CASE Z-2021-10700163 HL (Council District 1): A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District on Lot 17, Block 23, NCB 425, located at 311 3rd Street. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
21. [21-4571](#) ZONING CASE Z-2021-10700168 HL (Council District 1): A request for a change in zoning from "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District to "IDZ-3 HL RIO-2 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District on East 169.12 feet of 13, West Irregular 42.38 feet of 14, Parcel-100 (0.142 acres) and Parcel-101 (0.3304 acres), NCB 3053, located at 875 East Ashby Place. Staff recommends Approval. (Kristie Flores, Planning Manager, (210) 207-5889, Kristie.Flores@sanantonio.gov, Development Services Department)
22. [21-4752](#) Consideration and Approval of the July 6, 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.