

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, August 3, 2021

1:00 PM

(IN PERSON) 1901 S. Alamo

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.

It is the intent of the City that the presiding officer will be in attendance at this location.

**Livestream: www.sanantonio.gov/DSD/Boards/MeetingVideos Telephone Access:
210-206-LIVE (5483)**

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 Marcos Barros - District 9
Marc Whyte – District - 10 Gayle McDaniel - District – Mayor

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 also 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.

*Note: Comments may be submitted in Spanish. Written comments and voice mails must be received 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. [21-5107](#) (POSTPONED) ZONING CASE Z-2021-10700106 CD ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for four (4) dwelling units on Lot 29, Block 12, NCB 14752, generally located in the 6900 Block of Hausman Road. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

2. [21-4992](#) (POSTPONED) ZONING CASE Z-2021-10700153 S (Council District 2): A request for a change in zoning from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-2 MLOD-3 MLR-2 AHOD" High Rise Office Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Private Club on the west 180.22 feet of Lot 10, Block 4, NCB 13717, located at 4401 Rittiman Road. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

3. [21-5105](#) (Continued from 07/06/21) 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).

4. [21-5106](#) (Continued from 07/06/21) 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, Development Services Department) (Associated Plan Amendment PA-2021-11600046)

5. [21-5096](#) (Continued from 07/20/21) 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)

6. [21-5108](#) 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 three (3) dwelling units on Lot 9, Block 2, NCB 529, located at 507 Hays Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

7. [21-4993](#) ZONING CASE Z-2021-10700155 (Council District 7): A request for a change in zoning from "R-20 NCD-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NP-10 NCD-3 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Ingram Hills Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 100 feet of Lot 42, Block E, NCB 11541, located at 904 Oakwood Drive. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

8. [21-5102](#) ZONING CASE Z-2021-10700156 S (Council District 9): A request for a change in zoning from "C-2 MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Private Club on Lot 25, Block 9, NCB 14185, located at 15058 N US Highway 281. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
9. [21-4990](#) ZONING CASE Z-2021-10700157 CD (Council District 5): 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 to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 9 and North 138 Feet of Lot 10, Block 1, NCB 11305, located at 1502 West Thompson Place. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
10. [21-4991](#) ZONING CASE Z-2021-10700158 (Council District 3): 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 and "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 36, NCB 9483, located at 2700 Pleasanton Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

11. [21-5098](#) ZONING CASE Z-2021-10700159 (Council District 5): 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 "R-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.0551 acres out of NCB 2243, located at 2906 West Martin Street. Staff recommends Approval. (Catherine Hernandez, DSD Administrator (210) 207-5085, catherine.hernandez@sanantonio.gov; Development Services Department)

12. [21-5099](#) ZONING CASE Z-2021-10700160 CD (Council District): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot 22, NCB 1715, located at 305 East French Place. Staff recommends Approval. (Catherine Hernandez, DSD Administrator (210) 207-5085, catherine.hernandez@sanantonio.gov; Development Services Department)

13. [21-5097](#) ZONING CASE Z-2021-10700161 (Council District 5): 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 to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.476 acres out of NCB 8250, located at 130 Northwest 36th Street. Staff recommends Denial. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

14. [21-5100](#) ZONING CASE Z-2021-10700162 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 Conditional Use for Four (4) Dwelling Units on Lot 6, Block 21, NCB 9321, located at 635 Grosvenor Boulevard. Staff recommends Denial. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
15. [21-5109](#) ZONING CASE Z-2021-10700164 (Council District 1): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 12, Block 119, NCB 8849, located at 1607 West Hermosa Drive. Staff recommends Approval. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
16. [21-5101](#) ZONING CASE Z-2021-10700166 (Council District 3): A request for a change in zoning from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHC" Manufactured Housing Conventional District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District on Lot 3, Block 1, NCB 10867, located at 7715 Shetland Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
17. [21-4994](#) ZONING CASE Z-2021-10700170 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the south 63 feet of Lot 7 and Lot 8, Block 4, NCB 1893, located at 113 Ripley Avenue. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

18. [21-5103](#) ZONING CASE Z-2021-10700171 (Council District 10): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1 and Lot 7, Block F, NCB 12113, located at 3100 Nacogdoches Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600048) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
19. [21-4950](#) ZONING CASE Z2021-10700182 (Council District 3): Assigning zoning to property generally located at 3720 Farm Road currently located Outside the City Limits by applying zoning overlay district "AHOD" Airport Hazard Overlay District, as applicable and "R-4" Residential Single-Family District on 25.79 acres out of CB 5161. Staff recommends approval, pending the Plan Amendment. (Associated Plan Amendment PA2021-11600055) (Brenda V. Martinez, Planning Coordinator, (210) 207-5428, brenda.valadez@sanantonio.gov, Planning Department)
20. [21-4984](#) Consideration and Approval of the July 20, 2021 Zoning Commission minutes.

Director Report: Logistics for In-Person Meetings

Adjournment

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). This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 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). Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y intérpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión 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.

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.