

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, December 15, 2020**

**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**

**Joy McGhee - District 3, Chair**

**John Bustamante - District 5, Vice – Chair**

**Robert Sipes – District 7, Pro-Tem**

**Summer Greathouse - District 1 Dr. Lillian M. Jones - District 2**

**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](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, December 14, 2020 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. [20-6993](#) (POSTPONED) (Continued from 11/17/2020) ZONING CASE Z-2020-10700213 S (Council District 1): A request for a change in zoning from "C-1" Light Commercial District and "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus on 3.828 acres out of NCB 11687, located at 4330 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

2. [20-7272](#) (POSTPONED) ZONING CASE Z-2020-10700132 (Council District 4): A request for a change in zoning from "FR" Farm and Ranch District to "I-1 S" General Industrial District with a Specific Use Authorization for Outdoor Storage on 0.8920 acres out of CB 4187, located at 19425 Applewhite Road. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
3. [20-7177](#) (POSTPONED) ZONING CASE Z-2020-10700272 (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 and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 14.42 acres out of CB 4300, generally located on the 13000 block of Somerset Road. (Associated Plan Amendment PA2020-11600075) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
4. [20-7368](#) (Continued from 12/01/2020) ZONING CASE Z-2020-10700220 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

5. [20-7123](#) ZONING CASE Z-2020-10700218 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 10.35 acres out of NCB 17261, generally located in the 800 block of West Rhapsody Drive. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
  
6. [20-7005](#) ZONING CASE Z-2020-10700238 (Council District 5): 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 "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for four (4) residential units on 0.2411 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600068) (Justin Malone, Planner, (210) 207-0157, [Justin.Malone@sanantonio.gov](mailto:Justin.Malone@sanantonio.gov), Development Services Department)
  
7. [20-7006](#) ZONING CASE Z-2020-10700255 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot B, NCB 10744, located at 2700 Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600069) (Justin Malone, Planner, (210) 207-0157, [Justin.Malone@sanantonio.gov](mailto:Justin.Malone@sanantonio.gov), Development Services Department)

8. [20-7273](#) ZONING CASE Z-2020-10700259 CD (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15, Block 1, NCB 8395, located at 105 Renner Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
9. [20-7274](#) ZONING CASE Z-2020-10700261 CD (Council District 7): 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 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto And Light Truck Repair on Lot 25 and Lot 26, Block 1, NCB 11998, located at 135 Tellez Avenue. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
10. [20-7275](#) ZONING CASE Z-2020-10700262 (Council District 5): A request for a change in zoning from "R-6 RIO-4 MC-1 AHOD" Residential Single-Family River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "R-6 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District and "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted for six (6) dwelling units and "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 1, Lot 2, and Lot 3, NCB 6306, located at 214 Yellowstone Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

11. [20-7124](#) ZONING CASE Z-2020-10700263 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 8, Block 43, NCB 652, located at 907 South Hackberry Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
12. [20-7152](#) ZONING CASE Z-2020-10700264 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 10 and Lot 11, NCB 10757, located at 3043 Rigsby Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@Sanantonio.gov](mailto:Victoria.Castro@Sanantonio.gov), Development Services).
13. [20-7125](#) ZONING CASE Z-2020-10700265 (Council District 5): A request for a change in zoning from "R-4 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 "O-1" Office District and four (4) dwelling units on Lot 19, Block 1, NCB 2181, located at 523 Ruiz Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
14. [20-7007](#) ZONING CASE Z-2020-10700266 (Council District 1): A request for a change in zoning from "C-3 NCD-1 AHOD" General Commercial South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Development Zone South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for ten (10) dwelling units on Lots 1 through 6, NCB 6857, located at 114 West Carolina Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, [Justin.Malone@sanantonio.gov](mailto:Justin.Malone@sanantonio.gov), Development Services Department)

15. [20-7008](#) ZONING CASE Z-2020-10700267 (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 for fourteen (14) dwelling units on 0.941 acres out of NCB 6765, located at 821, 833, and 835 Probandt Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
16. [20-7009](#) ZONING CASE Z-2020-10700268 (Council District 6): A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales 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 P-83B, Block 53, NCB 15591, located at 7060 West Military Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
17. [20-7153](#) ZONING CASE Z-2020-10700269 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Army Airfield 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 Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600074) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

18. [20-7154](#) ZONING CASE Z-2020-10700270 (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 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 on 25.427 acres out of NCB 15133, generally located in the 3600 block of Crooked Trail. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
19. [20-7126](#) ZONING CASE Z-2020-10700271 CD (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 "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 Auto and Light Truck Repair on Lot 7, Block 43, NCB 19300, generally located in the 10000 block of Potranco Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
20. [20-6955](#) ZONING CASE Z-2020-10700273 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District to "MHC" Manufactured Housing Conventional District on 526 acres out of CB 4010, located at 21193 Lamm Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600076) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
21. [20-7271](#) Consideration and Approval for the December 1, 2020 Zoning Commission minutes.
22. [20-7367](#) Re-consideration and Approval for the November 17, 2020 Zoning Commission 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



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.

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).