

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, February 2, 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. [21-1293](#) (POSTPONED) ZONING CASE Z-2020-10700229 S (Council District 4): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop on 2.48 acres out of CB 4298, located at 13870 Watson Road. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

2. [21-1345](#) (Continued from 01/19/21) ZONING CASE Z-2020-10700144 (Council District 5): A request for a change in zoning from "R-5 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 for twenty (20) units on Lots 1 through 8, Block 10, NCB 6253, located at 611 Oriental Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

3. [21-1341](#) (Continued from 01/19/21) 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, Development Services Department)

4. [21-1500](#) (Continued from 01/19/21) ZONING CASE Z-2020-10700274 CD (Council District 5): A request for a change in zoning from "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 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11 and Lot 12, Block 31, NCB 8654, located at 420 South San Augustine Avenue. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

5. [21-1381](#) (Continued from 01/19/21) ZONING CASE Z-2020-10700278 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 112.35 acres out of NCB 16588 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 13.379 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

6. [21-1395](#) (Continued from 01/19/21) ZONING CASE Z-2020-10700287 (Council District 7): A request for a change in zoning from "R-4" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 7.385 acres out of NCB 34479, generally located in the 11000 block of Braun Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

7. [21-1296](#) ZONING CASE Z-2019-10700295-A (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "MF-18 H AHOD" Limited Density Multi-Family Monte Vista Historic Airport Hazard Overlay District on Lot 4 and Lot 5, and the west 25-feet of Lot 6, Block 9, NCB 1834, located at 324 West Magnolia. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.Romero@sanantonio.gov, Development Services Department)

8. [21-1297](#) ZONING CASE Z-2019-10700295-B (Council District 1): A request for a change in zoning from “RM-4 S AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast to “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on the east 35.62 feet of Lot 2 and west 31.05 feet of Lot 3, Block 15, NCB 1837, located at 128 West Mistletoe Avenue. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.Romero@sanantonio.gov, Development Services Department)
9. [21-1298](#) ZONING CASE Z-2019-10700295-C (Council District 1): A request for a change in zoning from "O-2 H AHOD" High-Rise Office Monte Vista Historic Airport Hazard Overlay District and “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to “RM-6 CD H AHOD” Residential Mixed Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office of Lot 2 and the south 10-feet of Lot 6, Block 4, NCB 1880 and “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District on Lot 5, Block 4, NCB 1880, located at 509 West French Place. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.Romero@sanantonio.gov, Development Services Department)
10. [21-1299](#) ZONING CASE Z-2019-10700295-D (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four (4) Units on the west 70-feet of Lot 20, the northwest triangular 124-feet of Lot 21, and the west triangular 54-feet of Lot 22, Block 1, NCB 3085, located at 235 East Huisache. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.Romero@sanantonio.gov, Development Services Department)

11. [21-1392](#) ZONING CASE Z-2020-10700238 (Council District 5): A request for a change of 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 0.271 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, Development Services Department)

12. [21-1319](#) ZONING CASE Z-2020-10700291 (Council District 3): A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 89.251 acres out of NCB 10780, located at 2714 South WW White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600082) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

13. [21-1320](#) ZONING CASE Z-2020-10700292 (Council District 6): 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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.772 acres out of NCB 16931, generally located in the 3400 Block of Northwestern Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

14. [21-1321](#) ZONING CASE Z-2020-10700295 (Council District 1): A request for a change in zoning from "C-2 UC-5 AHOD" Commercial McCullough Avenue Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone McCullough Avenue Corridor Airport Hazard Overlay District with uses permitted for nine (9) dwelling units on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2020-11600078) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
15. [21-1389](#) ZONING CASE Z-2020-10700296 (Council District 1 and 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 for six (6) dwelling units on Lots 11-13, Block 5, NCB 2263, located at 1611 West Travis Street, 1615 West Travis Street and 1617 West Travis Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
16. [21-1390](#) ZONING CASE Z-2020-10700297 (Council District 2): A request for a change in zoning from "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.077 acres out of NCB 15828, located at 5531 Rittiman Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

17. [21-1391](#) ZONING CASE Z-2020-10700298 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor Facility on Lot 16, Lot 17, Lot 33 and Lot 34, Block 7, NCB 2113, located at 2001 West Poplar Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
18. [21-1254](#) ZONING CASE Z-2020-10700299 (Council District 2): A request for a change in zoning from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3NA MLOD-3 MLR-2" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 to "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All Overlays Remain the Same) on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA2020-11600079) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

19. [21-1251](#) ZONING CASE Z-2020-10700301 (Council District 1): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 "O-1.5" Mid-Rise Office District, "C-1" Light Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service, and "MF-50" Multi-Family District on Lot 7, Lot 8 and Lot 9, Block 5, NCB 2297, located at 2023 and 2015 West Commerce Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
20. [21-1294](#) ZONING CASE Z-2020-10700302 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 46, NCB 10934, located at 7436 South New Braunfels Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
21. [21-1405](#) Consideration and approval of the January 19, 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.