

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, March 16, 2021**

**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

**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](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, the day prior to the meeting, at 10am to give time for translation.

12:30 p.m. - Work Session - Staff briefing regarding the Monte Vista Terrace Neighborhood Conservation District (NCD) and briefing on 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. [21-1978](#) 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)
  
2. [21-1980](#) 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. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600073) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
3. [21-1981](#) ZONING CASE Z-2020-10700253 (Council District 6): A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4450 and CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
  
4. [21-2119](#) ZONING CASE Z-2020-10700256 (Council District 3): A request for a change in zoning from "R-4 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and four (4) dwelling units on 0.094 acres out of NCB A-9, located at 116 West Mitchell Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

5. [21-1982](#) 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](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
  
6. [21-1983](#) 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](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)
  
7. [21-1984](#) 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](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
  
8. [21-1985](#) ZONING CASE Z-2020-10700304 (Council District 1): 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-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 11 and Lot 12, Block 16, NCB 2171, located at 903 North Hamilton Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)

9. [21-2120](#) ZONING CASE Z-2020-10700305 (Council District 2): A request for a change in zoning from "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 36 and Lot 39, NCB 10613, located at 146 North WW White Road. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600003) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
10. [21-1986](#) ZONING CASE Z-2020-10700306 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 a Conditional Use for two (2) dwelling units on Lots 9-11, Block 100, NCB 9370, located at 611 Aaron Place. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
11. [21-1987](#) ZONING CASE Z-2020-10700308 CD (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Two (2) Dwelling Units on Lot 15, Block 5, NCB 12835, located at 1303 Norfleet Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

12. [21-1991](#) ZONING CASE Z-2021-10700002 (Council District 5): A request for a change in zoning from "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 a Tattoo Parlor/Studio on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
13. [21-1993](#) ZONING CASE Z-2021-10700003 (Council District 4): A request for a change in zoning from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 123.9 acres out of CB 4296 and CB 4298, generally located at 14850 Watson Road and 14970 Watson Road. Staff recommendation Pending. (Justin Malone, Planner, (210) 207-0157, [justin.malone@sanantonio.gov](mailto:justin.malone@sanantonio.gov), Development Services Department)
14. [21-1994](#) ZONING CASE Z-2021-10700004 (Council District 4): A request for a change in zoning from "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 33.4225 acres out of CB 4295, generally located in the 12000 block of Somerset Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)

15. [21-1755](#) ZONING CASE Z-2021-10700008 CD (Council District 1): A request for a change in zoning from "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Daycare to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on Lot 11, NCB 11690, located at 3838 West Avenue and 3900 West Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
16. [21-1756](#) ZONING CASE Z-2021-10700009 CD (Council District 5): A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales 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 four (4) dwelling units on Lot 37 and Lot 38, Block 3, NCB 2425, located at 2203 El Paso Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
17. [21-1749](#) ZONING CASE Z-2021-10700011 CD (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 "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 13, Block 7, NCB 8641, located at 446 Inez Avenue. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

18. [21-1751](#) ZONING CASE Z-2021-10700012 CD (Council District 1): 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 a Conditional Use for two (2) dwelling units on Lot A7, NCB 1718, located at 339 East French Place. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
19. [21-1752](#) ZONING CASE Z-2021-10700013 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.411 acres out of NCB 13663, generally located in the 8400 block of Floyd Curl Drive. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
20. [21-1753](#) ZONING CASE Z-2021-10700014 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 1-6, Block 21, NCB 1806, located at 1206 West Agarita Avenue. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
21. [21-1754](#) ZONING CASE Z-2021-10700015 HL (Council District 1): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R HL AHOD" General Commercial Restrictive Alcoholic Sales Historic Landmark Airport Hazard Overlay District on the south 83.34 feet of Lots 11 and 12, Block 39, NCB 1865, located at 2602 North Flores Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)



22. [21-1767](#) ZONING CASE Z-2021-10700018 (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 Lot 7, Block 3, NCB 18087, located at 13107 Southwest Loop 410. Staff recommends Denial. (Justin Malone, Planner, (210) 207-0157, [justin.Malone@sanantonio.gov](mailto:justin.Malone@sanantonio.gov), Development Services Department)
23. [21-1997](#) ZONING CASE Z-2021-10700020 HL (Council District 1): A request for a change in zoning from "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street and South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa Street and South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District on Lot 7, Block 2, NCB 3097, located at 118 Lotus Avenue. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
24. [21-2353](#) Appointment of two Zoning Commission Members to the Planning Commission Technical Advisory Committee for a two year term.
25. [21-2114](#) Consideration and Approval of the March 2, 2021 Zoning Commission meeting minutes.

#### 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).

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).

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.

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.