

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, May 18, 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 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. [21-3539](#) (POSTPONED) ZONING CASE Z-2020-10700303 ERZD (Council District 8): A request for a change in zoning from: "C-1 ERZD" Light Commercial Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District, "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District, and "MF-18 UC-1 ERZD" Limited Density Multi-Family IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District on 34.263 acre out of NCB 14866, located at 13985 North FM 1560. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).
  
2. [21-3846](#) (Continued from 05/04/2021) ZONING CASE Z-2021-10700065 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 "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 9, Lot 10, Lot 11, and Lot 12, Block 170, NCB 9453, located at 3320 Commercial Avenue. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
  
3. [21-3673](#) ZONING CASE Z-2019-10700341 ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2 ERZD" Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-33 MLOD-1 MLR-2" Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 33, NCB 14857, located at 12631 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

4. [21-3587](#) ZONING CASE Z-2021-10700062 ERZD (Council District 8): A request for a change in zoning from "C-3 UC-1 MLOD-1 MLR-2 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-40 UC-1 MLOD-1 MLR-2 ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 23, Block 1, NCB 14859, save and except 0.05 acres out of NCB 14859, located at 6919 North Loop 1604 West. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
5. [21-3588](#) ZONING CASE Z-2021-10700066 ERZD (Council District 8): A request for a change in zoning from "R-6 UC-1 MLOD-1 MLR-2 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "NC UC-1 MLOD-1 MLR-2 ERZD" Neighborhood Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 2, Block 13, NCB 14768, located at 15719 Babcock Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
6. [21-3591](#) ZONING CASE Z-2021-10700033 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on P-2C, CB 4286, located in the 10500 Block of Hunter's Pond. Staff recommends Denial. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

7. [21-3590](#) ZONING CASE Z-2021-10700045 (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 to “IDZ-2 MLOD-3 MLR-2 AHOD” Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) residential units on South 50 feet of East 70 feet of Lot 1, North 100 feet of South 150 feet of East 70 feet of Lot 1 or 1A, Block 2, NCB 1528, located at 123 and 131 Boudet Place. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2021-11600023) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
8. [21-3644](#) ZONING CASE Z-2021-10700072 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Sport Courts (Outdoor Permitted) on Lot P-3 and Lot P-21, NCB 17812, located at 14630 Judson Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
9. [21-3645](#) ZONING CASE Z-2021-10700073 (Council District 8): A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District to "MF-33" Multi-Family District on 3.859 acres out of NCB 14614, generally located in the 8900 block of North Loop 1604 West. Staff recommends Approval. (Associated Plan Amendment Case PA2021-11600019) (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
10. [21-3659](#) ZONING CASE Z-2021-10700074 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 20, Block 6, NCB 3170, located at 301 Princeton Avenue. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

11. [21-3660](#) ZONING CASE Z-2021-10700075 (Council District 2): A request for a change in zoning from "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 6, Block 2, NCB 17993, generally located in the 6100 Block of Interstate IH-10 East. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
12. [21-3661](#) ZONING CASE Z-2021-10700076 (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 two (2) dwelling units on Lot 18, NCB 16, located at 212 Clay Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
13. [21-3662](#) ZONING CASE Z-2021-10700077 (Council District 2): A request for a change in zoning from "C-3 H AHOD" General Commercial 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 in "O-1" Office District and for a Carpentry Shop on Lot 5 and Lot 6, Block 9, NCB 582, located at 232 North Mesquite Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
14. [21-3663](#) ZONING CASE Z-2021-10700078 (Council District 6): A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 65, NCB 8239, located at 5612 Monterey Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

15. [21-3589](#) ZONING CASE Z-2021-10700079 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Recreational Vehicle Park on Lot 45, Lot 46, and Lot 47, Block 1, NCB 14051, located at 13502 Topper Circle. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
16. [21-3646](#) ZONING CASE Z-2021-10700081 (Council District 2): A request for a change in zoning from "R-6 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 1, Block 2, NCB 992, located at 429 East Carson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2021-11600031) (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
17. [21-3836](#) ZONING CASE Z-2021-10700082 (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 18.00 acres out of NCB 18087, located at 13107 Southwest Loop 410. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department.
18. [21-3647](#) ZONING CASE Z-2021-10700084 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for sixteen (16) dwelling units on 0.7582 acres out of NCB 500, located at 211, 215, 223, 227 and 231 Yoakum Alley, 416 Duval Street, 417 and 419 Milam, 206 and 212 Dalton Alley. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

19. [21-3547](#) ZONING CASE Z-2021-10700085 (Council District 2): A request for a change in zoning from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 37, NCB 2862, located at 1444 Sherman Street. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2021-11600030) (Juanita Romero, Senior Planner, (210) 207-7232, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
20. [21-3537](#) ZONING CASE Z-2021-10700086 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for 18 dwelling units on Lot 11, Lots 23 and 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 Block of Bee Street and Coleman Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600025) (Azadeh Sagheb, Senior Planner, (210) 207-5407, [Azadeh.Sagheb@sanantonio.gov](mailto:Azadeh.Sagheb@sanantonio.gov), Development Services Department).
21. [21-3538](#) ZONING CASE Z-2021-10700087 (Council District 5): 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 for 21 dwelling units on Lot 4, Lot 5 and Lot 7, Block 4, NCB 2231, located at 1016, 1020 and 1028 Morales Street. Staff recommends Denial, with an Alternate Recommendation. (Azadeh Sagheb, Senior Planner, (210) 207-5407, [Azadeh.Sagheb@sanantonio.gov](mailto:Azadeh.Sagheb@sanantonio.gov), Development Services Department).



22. [21-3597](#) ZONING CASE Z-2021-10700088 HL (Council District 1): A request for a change in zoning from "MF-33 UC-5 AHOD" Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 HL UC-5 AHOD" Multi-Family Historic Landmark Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District on Lot 12, Block 8, NCB 1730, located at 212 East Dewey Place. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
23. [21-3838](#) Consideration and approval of the May 4, 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).

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).

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.