

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, March 17, 2020**

**1:00 PM**

**1901 S. Alamo**

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**This Meeting has been CANCELLED**

**CANCELLATION NOTICE: The Zoning Commission meeting has been CANCELLED for March 17, 2020.**

**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.**

**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**

10:30 a.m: Work Session, Regarding Discussion Neighborhood Association Registry and Discussion regarding Zoning Commission UDC Amendments, presentation of the ULI Urban Plan for Public Official Workshop. 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. [20-2510](#) ZONING CASE Z-2019-10700322 ERZD (Council District 10): A request for a change in zoning from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District on 16.29 acres and "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 5.313 acres, a total of 21.6 acres out of NCB 17194, located in the 16600 block of Jones Maltsberger Road. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2019-11600094) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
  
2. [20-1639](#) ZONING CASE Z-2019-10700288 HL (Council District 1): 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 4 and Lot 5, Block 30, NCB 3036, located at 214 Lotus Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
  
3. [20-1900](#) (Continued from 02/04/2020) ZONING CASE Z-2019-10700327 (Council District 3): A request for a change in zoning from "C-2 HS MLOD-2 MLR-2 AHOD" Commercial Historical Significant Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 45, NCB 9483, located at 2914 Pleasonton Road. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
4. [20-2506](#) (Continued from 02/18/2020) ZONING CASE Z-2019-10700345 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Barber / Beauty Shop on Lot 15, Block 5, NCB 6176, located at 827 Viendo Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

5. [20-2507](#) (Continued from 02/18/2020) ZONING CASE Z-2019-10700348 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 7, Block 5, NCB 2357, located at 2402 Monterey Street. Staff recommends Denial, with an Alternate Recommendation. (Mercedes Rivas, Senior Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)

6. [20-2508](#) (Continued from 03/03/2020) ZONING CASE Z-2020-10700011 (Council District 1): A request for a change in zoning from "O-2 H AHOD" High-Rise Office Olmos Park Terrace Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lot 95, Block 6, NCB 9012 and Lot 87, Block 5, NCB 9009, located at 5118 San Pedro Avenue and 5230 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment Case PA2020-11600002) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

7. [20-2509](#) ZONING CASE Z-2019-10700298 (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 12, Block 1, NCB 528, located at 415 Hays Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).

8. [20-2492](#) ZONING CASE Z-2020-10700012 CD (Council District 6): A request for a change in zoning from "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Repair to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Carwash on Lot 28, Block 2, NCB 15587, located at 2310 Westward Drive. Staff recommends Denial. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

9. [20-2345](#) ZONING CASE Z-2020-10700023 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 9 and Lot 10, Block 7, NCB 2800, located at 116 Annie Street. Staff recommends Approval. (Patricia Franco, Planner (210-207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).

10. [20-2424](#) ZONING CASE Z-2020-10700026 (Council District 7): A request for a change in zoning from "C-2 NA H UC-3 AHOD" Commercial Nonalcoholic Sales Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 H UC-3 AHOD" Commercial Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District on 0.41 acres out of NCB 6692, located on 1901 Fredericksburg Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA 2020-11600017) (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@Sanantonio.gov](mailto:Victoria.Castro@Sanantonio.gov), Development Services).

11. [20-2418](#) ZONING CASE Z-2020-10700027 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, Lot 1, Block 23, NCB 10298, located at 1004 Hampton Street. Staff recommends Denial, with an Alternate Recommendation. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

12. [20-2420](#) ZONING CASE Z-2020-10700028 (Council District 3): 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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, on Lot 37, NCB 9483, located at 2712 Pleasanton Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

13. [20-2487](#) ZONING CASE Z-2020-10700030 CD (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 "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for two (2) dwelling units on Lot 1, Block 1, NCB 12878, located at 110 Sapphire Drive. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

14. [20-2488](#) ZONING CASE Z-2020-10700031 S (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional use for Auto and Light Truck Repair to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body on P-15, P-16, and P-17, NCB 11166, located at 9931 Roosevelt Avenue and 9915 Roosevelt Avenue. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)

15. [20-2495](#) ZONING CASE Z-2020-10700032 CD (Council District 5): A request for a change in zoning from "R-6 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Barber or Beauty Shop on Lot 47 and Lot 48, NCB 6487, located at 330 McKay Avenue. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

16. [20-2496](#) ZONING CASE Z-2020-10700033 (Council District 1): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "IDZ-1 AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units and a Professional Office on Lot F, Block 1, NCB 216, located at 814 West Euclid Avenue. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

17. [20-2497](#) ZONING CASE Z-2020-10700034 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on the west 251.3 feet of Lot 22, NCB 12116 and Lot 21, NCB 12116, located at 8623 Perrin Beitel and 2611 Northeast Loop 410. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

18. [20-2349](#) ZONING CASE Z-2020-10700036 (Council District 3): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 202.807 acres out of CB 4007, generally located between the 11900-12600 Block of IH-37 South. Staff recommends Approval. (Associated Plan Amendment PA2020-11600008) (Patricia Franco, Planner (210-207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).

19. [20-2357](#) ZONING CASE Z-2020-10700038 (Council District 1): A request for a change in zoning from "R-6 H UC-5 AHOD" Residential Single-Family Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay to "RM-5 H UC-5 AHOD" Residential Mixed Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-5 H AHOD" Residential Mixed Tobin Hill Historic Airport Hazard Overlay District on Lot 10 and the east 12 feet of Lot 11, Block 5, NCB 2995, located at 321 East Courtland Place. Staff recommends Approval. (Patricia Franco, Planner (210-207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).

20. [20-2511](#) ZONING CASE Z-2020-10700041 (Council District 3): A request for a change in zoning from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District, "C-1" Light Commercial District, and Silk Screen Printing on Lot 39, Block 3, NCB 9470, located at 122 West Formosa Boulevard. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

21. [20-2484](#) Consideration and Approval of the March 3, 2020 Zoning Commission Minutes

Director's Report: Upcoming Worksessions

Adjournment

**Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.**

**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- 6310. Esto es un servicio gratis.**

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (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 - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. 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).