

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, October 1, 2019

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

Joy McGhee - District 3, Chair

John Bustamante - District 5, Vice – Chair

Summer Greathouse - District 1 Suren Kamath - District 4

Kim Hui - District 6 Dr. Francine Romero – District 8

Robert Sipes – District 7 Patricia Gibbons – District 9

Mark Whyte - District 10 Gayle McDaniel – District - Mayor

Xavier Toson - District 2

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.

Roll Call

1. [19-7281](#) Election of Pro-Tem
2. [19-7163](#) (WITHDRAWN) ZONING CASE Z-2019-10700215 S (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Temporary Common Worker Employer on the south 130 feet of Lot 1, Block 2, NCB 7252, located at 1102 Basse Road. (Associated Plan Amendment PA-2019-11600062)

3. [19-7260](#) (POSTPONED) ZONING CASE Z-2019-10700193 S (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for Outside Storage on Lot 1 and Lot 2, Block 19, NCB 6418, located at 738 West Hildebrand Avenue. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)
4. [19-7453](#) (Continued from 09/17/19) ZONING CASE Z-2019-10700146 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
5. [19-7258](#) (Continued from 09/17/19) ZONING CASE Z-2019-10700183 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 120 residential units and uses permitted in "C-2" Commercial District on Lot 17, Block 25, NCB 366, located at 311 West Laurel Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
6. [19-7261](#) (Continued from 09/17/19) ZONING CASE Z-2019-10700184 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575, located at 332 East Fest Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

7. [19-7259](#) (Continued from 09/17/19) ZONING CASE Z-2019-10700189 (Council District 7): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600066) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

8. [19-7157](#) ZONING CASE Z-2019-10700145 CD (Council District 5): A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163, located at 2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600039) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

9. [19-7291](#) ZONING CASE Z-2019-10700161 (Council District 3): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 9, Lot 10, Lot 11 and the East 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA2019-11600042) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

10. [19-6575](#) ZONING CASE Z-2019-10700187 (Council District 1): A request for a change in zoning from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 41 dwelling units, a Bar and/or Tavern without cover charge 3 or more days per week, and Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 41 dwelling units, a Bar and/or Tavern without cover charge 3 or more days per week, and Hotel on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10, the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
11. [19-7162](#) ZONING CASE Z-2019-10700190 (Council District 1): A request for a change in zoning from "C-3NA RIO-7D AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.019 acres out of NCB 310, located at 915 South Laredo Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

12. [19-7177](#) ZONING CASE Z-2019-10700196 (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” Light Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.1270 acres out of NCB 530, located at 910 North Hackberry Street. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

13. [19-7158](#) ZONING CASE Z-2019-10700197 (Council District 6): A request for a change in zoning from "C-3NA GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "NP-10 GC-2 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District on 256.77 acres out of NCB 13941, generally located west of the intersection of Callaghan Road and Highway 151. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

14. [19-7159](#) ZONING CASE Z-2019-10700198 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.40 acres out of NCB 12489, located at 2810 Blanco Road and 2814 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600056) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
15. [19-7160](#) ZONING CASE Z-2019-10700199 (Council District 2): A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 EP-1 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with uses permitted in "C-2" Commercial District and "R-6" Residential Single-Family District on Lots 9 and 10, Block 4, NCB 1196, located at 2539 Dignowity Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
16. [19-7182](#) ZONING CASE Z-2019-10700201 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 42, NCB 10115, located at 5921 San Pedro Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
17. [19-7183](#) ZONING CASE Z-2019-10700202 (Council District 3): A request for a change in zoning from "RP" Resource Protection District to "L" Light Industrial District on 23.140 acres, "I-1" General Industrial District on 7.292 acres, and "RP S" Resource Protection District with Specific Use Authorization for a Manufactured Home on 0.296 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600068) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

18. [19-7184](#) ZONING CASE Z-2019-10700203 (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302, generally located northeast of the intersection of West Loop 410 and Pin Oak Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
19. [19-7173](#) ZONING CASE Z-2019-10700205 CD (Council District 2): A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales on Lot 12, NCB 12887, located at 1914 Semlinger Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
20. [19-7286](#) ZONING CASE Z-2019-10700207 CD (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental on 0.3535 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duval. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600059) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

21. [19-7178](#) ZONING CASE Z-2019-10700210 (Council District 2): A request for a change in zoning from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial and "RM-6" Residential Mixed District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District and for a Tattoo Parlor and Bar/Tavern on Lot 1 and Lot 2, Block J, NCB 1666, located at 910 Nolan Street. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)
22. [19-7161](#) ZONING CASE Z-2019-10700213 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 9.40 acres out of NCB 13802, located at 5200, 5202, 5210, 5218, 5222, 5226, 5250 Randolph Boulevard. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
23. [19-7179](#) ZONING CASE Z-2019-10700214 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional use for two (2) duplexes on Lot 40 and Lot 39, Block 1, NCB 8116, located at 822 Darby Boulevard and 824 Darby Boulevard. Staff recommends Denial. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

24. [19-7164](#) ZONING CASE Z-2019-10700216 (Council District 1): A request for a change in zoning from “R-6 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 Eight (8) Dwelling Units on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. (Associated Plan Amendment PA2019-11600063) (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
25. [19-7136](#) ZONING CASE Z-2019-10700218 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 a Conditional Use for Hardware Sales on Lot 13, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430, located at 714 Vance Jackson Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
26. [19-7137](#) ZONING CASE Z-2019-10700219 S (Council District 4): A request for a change in zoning from “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District to “MI-2 S AHOD” Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Petroleum - Manufacturing or Processing on 7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825 Applewhite Road. Staff recommends Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600064) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

27. [19-7180](#) ZONING CASE Z-2019-10700220 CD (Council District 2): A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 18 and the east 9 feet of Lot 17, Block 4, NCB 1422, located at 419 Belmont. Staff recommends Denial. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)
28. [19-7185](#) ZONING CASE Z-2019-10700221 (Council District 7): 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-18 MLOD-2 MLR-2 AHOD" Limited Density Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the Southwest 51 Feet of Northeast 221.6 Feet of Lot 33, and the Southwest 94 Feet of Northeast 315.6 Feet of Lot 33, Block B, NCB 11514, located at 4119 Willard Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
29. [19-7181](#) ZONING CASE Z-2019-10700222 S (Council District 2): A request for a change in zoning from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 3.64 acres out of NCB 16612, generally located southwest of the intersection of Summer Fest Drive and North Foster Road. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

30. [19-7186](#) ZONING CASE Z-2019-10700245 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 15 and Lot 16, Block 15, NCB 1957, located at 1622 West Huisache Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
31. [19-7451](#) Consider Cancelling January 7, 2020 Zoning Commission Meeting.
32. [19-7218](#) Consideration and Approval of the September 17, 2019 Zoning Commission Minutes.

Director's Report: Upcoming Zoning Commission Orientation

Adjournment

Executive Session: At any time during the meeting, the Zoning Commission may meet in executive session for consultation regarding any of the matters posted above for attorney-client consultation under Chapter 551 of the Texas Government Code.

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 esta-cionamiento. 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).