

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 5, 2019

1:00 PM

1901 S. Alamo

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 Xavier Toson - 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

12:00 p.m. - Work Session - Staff briefing regarding: 1) proposed amendments to district regulations for Multi-Family Districts and Residential Mixed Districts, and 2) Monte Vista South Large Area Rezoning, and 3) 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. [19-8355](#) Discussion and possible action amending the Unified Development Code (UDC), Chapter 35 of the City Code of San Antonio, Texas, with changes to Section 35-801 relating to the composition of the Board of Adjustment (BOA) and authorizing a change to the BOA Rules and Procedures Document in order to modify the BOA Composition. (Catherine Hernandez, Development Services Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

2. [19-8347](#) (POSTPONED) ZONING CASE Z-2019-10700149 (Council District 1): A request for a change in zoning from "C-3 H UC-5 AHOD" General Commercial Monte Vista Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District and "C-3 H AHOD" General Commercial Monte Vista Historic Airport Hazard Overlay District to "IDZ-2 H UC-5 AHOD" Medium Intensity Infill Development Zone Monte Vista Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for five (5) dwelling units and uses permitted in "C-2" Commercial District and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with five (5) dwelling units and uses permitted in "C-2" Commercial District on the east 2 feet of Lot 7 and the west 48 feet of Lot 8, NCB 1885, located at 107 West Ashby Place. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

3. [19-7848](#) (POSTPONED) (Continued from 10/15/19) 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. (Associated Plan Amendment PA-2019-11600066) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

4. [19-7985](#) (POSTPONED) ZONING CASE Z-2019-10700242 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 District 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting District 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 12, Block 7, NCB 2358, located at 2520 Monterey Street and 312 South Zarzamora Street. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

5. [19-8115](#) (Continued from 10/15/19) 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-18 AHOD" Limited Density 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 Approval.
(Associated Plan Amendment PA2019-11600042) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

6. [19-7990](#) (Continued from 10/15/19) 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 a Construction Contractor Facility on Lot 1 and Lot 2, Block 19, NCB 6418, located at 738 West Hildebrand Avenue. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

7. [19-8118](#) (Continued from 10/01/19) 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)

8. [19-8003](#) (Continued from 10/01/19) 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)
9. [19-8004](#) (Continued from 10/01/19) 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)
10. [19-7534](#) (Continued from 10/01/19) 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)

11. [19-8116](#) (Continued from 10/15/19) ZONING CASE Z-2019-10700225 (Council District 7): 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 "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 19, Block 4, NCB 13450, located at 5403 San Benito Drive. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
12. [19-7852](#) (Continued from 10/15/19) ZONING CASE Z-2019-10700228 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 37, Block 1, NCB 13197, located at 11902 Warfield Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
13. [19-7172](#) ZONING CASE Z-2019-10700208 (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 "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2019-11600080) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

14. [19-7779](#) ZONING CASE Z-2019-10700233 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 16 and south 92.28 feet of east 5 feet of 15 excluding north 92.28 feet of west 5 feet of Lot 16, NCB 861, located at 434 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
15. [19-7986](#) ZONING CASE Z-2019-10700244 CD (Council District 2): A request for a change in zoning from "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to Amend Existing Conditions on Lot 21, Block 1, NCB 6227, located at 118 Davis Court. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
16. [19-8123](#) ZONING CASE Z-2019-10700247 CD (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Library (Private) on Lot 35, Block 13, NCB 13162, located at 903 Melissa Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700252) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
17. [19-8024](#) ZONING CASE Z-2019-10700248 (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-3 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on North 37.5 Feet of South 75 Feet of Lot 1-4, Block 5, NCB 1783, located at 1019 Capitol Avenue. Staff recommends Approval. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

18. [19-7778](#) ZONING CASE Z-2019-10700249 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 north 92.28 feet of west 5 feet of Lot 16, excluding south 92.28 feet of east 5 feet of Lot 15, NCB 861, located at 430 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
19. [19-8022](#) ZONING CASE Z-2019-10700251 (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 in "MF-33" Multi-Family District on Lot 8 and the northeast 11.05 feet of Lot 9, Block 3, NCB 2230, located at 1128 Morales Street. Staff recommends Denial, with Alternate Recommendation. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
20. [19-8121](#) ZONING CASE Z-2019-10700252 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units on 2.892 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff recommends Approval. (Associated Plan Amendment Case PA2019-11600071) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services

21. [19-8019](#) ZONING CASE Z-2019-10700254 (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 66, Block 3, NCB 2159, located at 241 Rounds Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

22. [19-8020](#) ZONING CASE Z-2019-10700255 (Council District 2): A request for a change in zoning from "AE-3 HS EP-1 MLOD-3 MLR-2" Arts and Entertainment Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD HS EP-1 MLOD-3 MLR-2" Commercial Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for a Human Services Campus on Lot 7, NCB 10241, located at 3310 East Commerce Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

23. [19-8021](#) Consideration and Approval of the October 15, 2019 Zoning Commission Minutes

Director's Report: Status of Appointments

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).