

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 19, 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

12:30 p.m. - Work Session - Staff briefing regarding properties being annexed and rezoned due to Annexation Agreement Violations.

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. [19-8498](#) Discussion and Action on proposed Ordinance adopting changes to Chapter 35, the Unified Development Code (UDC), Section 35-310-01 Table 310-1 Lot and Building Dimensions Table, relating to Lot and Building Dimensions in "RM" and "MF" districts. Staff recommends Approval. (Catherine Hernandez, Development Services Administrator, Development Services Department)

2. [19-8450](#) (POSTPONED) ZONING CASE Z-2019-10700258 (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 two (2) dwelling units on the east 42 feet of the north 134.09 feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. (Associated Plan Amendment PA-2019-11600082)(Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

3. [19-8377](#) (Continued from 11/05/19) 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)

4. [19-8387](#) (Continued from 11/05/19) ZONING CASE Z-2019-10700228 (Council District 9): Ordinance amending the Zoning District Boundary 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)

5. [19-8424](#) ZONING CASE Z-2019-10700082 (Council District 10): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2 MC-3 AHOD” Commercial Austin Highway Corridor Overlay Airport Hazard Overlay District, and “C-3 NA MC-3 AHOD” General Commercial Nonalcoholic Sales Austin Highway Corridor Overlay Airport Hazard Overlay District to “C-3 MC-3 AHOD” General Commercial Austin Highway Corridor Overlay Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 36, Block A, NCB 8695, located at 1315 Austin Highway. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600072) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

6. [19-8537](#) 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-2 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Theater - Indoor permitting Over 2 Screens on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

7. [19-8437](#) ZONING CASE Z-2019-10700234 CD (Council District 3): 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 Three (3) Dwelling Units on Lot 19, Block 2, NCB 3067, located at 231 Chicago Boulevard. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

8. [19-8494](#) ZONING CASE Z-2019-10700257 (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-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.5586 acres out of NCB A35, generally located northwest of the intersection of Merida Street and South Navidad Street. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
9. [19-8559](#) 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 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 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. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
10. [19-8430](#) ZONING CASE Z-2019-10700259 CD (Council District 6): 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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Club-Private on Lot 40, Block 18, NCB 16528, located at 6718 Westfield Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

11. [19-8538](#) ZONING CASE Z-2019-10700260 (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 two (2) Residential Units on Lot 8, Lot 9 and the east 14 feet of Lot 7, Block 1, NCB 129, located at 821 West Cypress Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

12. [19-8425](#) ZONING CASE Z-2019-10700261 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 Conditional Use for two (2) residential units on Lot 20 and the west 25 feet of Lot 19, NCB 7791, located at 238 Beatrice Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

13. [19-8495](#) ZONING CASE Z-2019-10700262 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) units on the north 67.98 feet of Lots 8, 9, 10, 11, and 12, and the northeast 24.47 feet of Lot 7, Block 4, NCB 2583, located at 402 East Lachappelle. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

14. [19-8451](#) ZONING CASE Z-2019-10700263 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 19, Block 18, NCB 665, located at 1131 South Mesquite Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

15. [19-8428](#) ZONING CASE Z-2019-10700264 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on Lot 16, Block 1, NCB 479, located at 1821 North Olive Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
16. [19-8426](#) ZONING CASE Z-2019-10700265 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 39 and Lot 40, Block 10, NCB 1785, located at 1115 West Kings Highway. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
17. [19-8496](#) ZONING CASE Z-2019-10700266 HL (Council District 10): 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 at P-54, NCB 17726, located at 16000 Hickory Well Drive. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
18. [19-8452](#) ZONING CASE Z-2019-10700267 HL (Council District 1): A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District on 0.086 acres out of NCB 421, located at 505 East Travis Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

19. [19-8431](#) ZONING CASE Z-2019-10700268 CD (Council District 2): A request for a change in zoning from "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units on the north 134.05 feet of Lot 1 and the west 5.1 feet of the north 134 feet of Lot 2, Block 3, NCB 1264, located at 600 East Carson Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
20. [19-8453](#) ZONING CASE Z-2019-10700271 (Council District 6): 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 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots P-16J and P-17, NCB 18820, located at 8380 Culebra Road. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department).
21. [19-8433](#) ZONING CASE Z-2019-10700272 CD (Council District 3): A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on Lot 2, Block 11, NCB 10876, generally located southwest of Southeast Military Drive and Emory Oak Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

22. [19-8539](#) ZONING CASE Z-2019-10700273 (Council District 2): A request for a change in zoning from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 DN UC-2 NCD-9 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 1, Lot 2, the south 25 feet of Lot 3, the north 25 feet of Lot 3, and the south 40 feet of Lot 4, Block 27, NCB 1764, located at 2000 Broadway Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
23. [19-8427](#) ZONING CASE Z-2019-10700274 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District to "I-2" Heavy Industrial District on 234.07 acres out of CB 4006, generally located northeast at the intersection of Martinez Losoya and Pleasanton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600076) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
24. [19-8445](#) ZONING CASE Z-2019-10700276 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600077) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

25. [19-8432](#) ZONING CASE Z-2019-10700277 (Council District 4): A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 15.975 acres out of NCB 15248, located in the 9100 Block of Excellence Drive. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2019-11600078) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
26. [19-8540](#) ZONING CASE Z-2019-10700278 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on the north 62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600075) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
27. [19-8497](#) Consideration and Approval of the November 5, 2019 Zoning Commission Minutes

Director's Report:

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).