

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, June 2, 2020**

**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

**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**

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, these will be read at the time the item is heard, as requested. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
2. Drop-off a written statement at 1901 S Alamo by 10am. The written statement can be up to 300 words. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
3. Leave a voice message of a maximum two minutes by dialing 210-206-(ZONG) 9664 by 10am. 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.
4. 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. 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, voicemails and requests to make comments during the meeting live must be received by Monday, June 1, 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

Roll Call:

1. [20-3391](#) ZONING CASE Z-2019-10700337 ERZD (Council District 9): 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 to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 3, Block 7, NCB 19218, generally located in the 20000 Block of Stone Oak Parkway. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)
2. [20-3500](#) 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](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
3. [20-3501](#) 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](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
4. [20-3497](#) (Continued from 05/19/2020) ZONING CASE Z-2020-10700050 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "RM-5 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 45.82 feet of Lot 7, Block 6, NCB 1892, located at 806 West French Place. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

5. [20-3498](#) (Continued from 05/19/2020) ZONING CASE Z-2020-10700067 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 24 and Lot 25, Block 4, NCB 18655, located at 7239 Still Brook Drive. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
6. [20-3377](#) 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 on Lot 12, Block 1, NCB 528, located at 415 Hays Street. Staff recommends Approval. (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department).
  
7. [20-3499](#) 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; Development Services Department)
  
8. [20-3344](#) ZONING CASE Z-2020-10700018 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1" Light Commercial Airport Hazard Overlay District on Lots 5 and 6, Block 25, NCB 2085, located at 1028 Culebra Road and 1030 Culebra Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

9. [20-3375](#) ZONING CASE Z-2020-10700024 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 "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 four (4) dwelling units on the south 101.6 feet of Lot 22, Block 17, NCB 8991, located at 1027 Southwest 39th Street. Staff recommends Approval. (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department).
10. [20-3393](#) ZONING CASE Z-2020-10700039 (Council District 8): A request for a change in zoning from "C-2" Commercial District to "MF-25" Low Density Multi-Family District on 5.6 acres out of NCB 16350, generally located in the 4600 Block of Hamilton Wolfe Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
11. [20-3496](#) ZONING CASE Z-2020-10700054 (Council District 9): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-family Airport Hazard Overlay District on 1.974 acres out of NCB 12694, located in the 12000 block of San Pedro Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

12. [20-3279](#) ZONING CASE Z-2020-10700059 (Council District 1): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional use for a Construction Trades Contractor Facility to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the north 112-feet of the south 231.67-feet of Lot 32 and Lot 34 and the south 113.85-feet of Lot 32 and Lot 34, NCB 11880, located at 538 Everest Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600014). (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department).
13. [20-2705](#) ZONING CASE Z-2020-10700071 (Council District 7): A request for a change in zoning from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 9, Block 1, NCB 13519, located at 1602 Callaghan Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
14. [20-2706](#) ZONING CASE Z-2020-10700072 (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 "C-2 NCD-5 AHOD" Commercial Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District, on Lots 45-48, Block 4, NCB 1779, save and except 0.005 acres out of NCB 1779, located at 1701, 1705 and 1709 Blanco Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

15. [20-3492](#) ZONING CASE Z-2020-10700074 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard District to "R-3 MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard District on the south 65 feet of Lot 9, Block 1, NCB 2872, located at 1037 Dawson Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
16. [20-3493](#) ZONING CASE Z-2020-10700075 (Council District 5): A request for a change in zoning from "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 15, Lot 16, Lot 21, Lot 22, Block 10, NCB 306, located at 303 El Paso Street and 717 Pecos La Trinidad. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
17. [20-3494](#) ZONING CASE Z-2020-10700076 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 8, Block 30, NCB 3036, located at 228 Lotus Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

18. [20-3495](#) ZONING CASE Z-2020-10700077 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 27.61 acres and "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Airport Hazard Overlay District on 19.02 acres, on 46.8862 acres out of NCB 16569, generally located at 9400 block of Green Road. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2020-11600023) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
19. [20-3309](#) ZONING CASE Z-2020-10700078 CD (Council District 10): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Construction Trades Contractors on 1.514 acres out of NCB 17365, located at 14726 Bulverde Road. Staff recommends Approval with a Condition. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
20. [20-3187](#) ZONING CASE Z-2020-10700079 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Density Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "O-2" High-Rise Office District, and 176 dwelling units on Lots 14, 15, 16, 17, 18 and the West 11 feet of Lot 19, Block 3, NCB 3029 and Lots 31-38, Block 1, NCB 6789, located at 202, 210, 214, 216 West Grayson Street and 747 East Locust Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).



21. [20-3395](#) ZONING CASE Z-2020-10700080 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 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 four (4) dwelling units, on Lots 30 and 31, Block 12, NCB 6070, located at 139 Surrey Street. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)
22. [20-3188](#) ZONING CASE Z-2020-10700083 (Council District 2): A request for a change in zoning from "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 1.139 acres out of NCB 10615, generally located in the 5000 block of Waycross Lane. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@Sanantonio.gov](mailto:Victoria.Castro@Sanantonio.gov), Development Services).
23. [20-3342](#) ZONING CASE Z-2020-10700086 (Council District 1): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on 0.4730 acres out of NCB 771, generally located at 96 Lewis Street and 100 Lewis Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)

24. [20-3343](#) ZONING CASE Z-2020-10700087 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on Lots P-5A, P-5C, P-7, NCB 34400 and Lots P-7 ABS 825, CB 4400, located at 3147 North Loop 1604 and 2995 North Loop 1604. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
25. [20-3345](#) ZONING CASE Z-2020-10700091 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 42, Block 1, NCB 14952, generally located in the 5800 block of Randolph Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
26. [20-3446](#) Consideration and Approval of the May 19, 2020 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**

**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.**

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).