

# City of San Antonio



## **AGENDA** **Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, January 21, 2020**

**1:00 PM**

**1901 S. Alamo**

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**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 on River North FBZD rezoning and 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.     [20-1372](#)     (POSTPONED) 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](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
  
2.     [20-1092](#)     ZONING CASE Z-2019-10700269 S ERZD (Council District 8): A request for a change in zoning from "C-2 NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic on 0.1330 acres out of Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600073) (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
  
3.     [20-1394](#)     ZONING CASE Z-2019-10700332 (Council District 1): A request for a change in zoning from "FBZD" Form Based Zoning District to "FBZD" Form Based Zoning District to update the Transportation Design Plan of the River North Master Development Pattern Plan (All Transect Zoning Districts, Overlay Districts and Uses remain unchanged) on approximately 311 acres generally bounded by IH-35 to the North and West, IH-37 and Bonham to the East, and Lexington Avenue/4th Street to the South. Staff recommends Approval. (Marco Hinojosa, Senior Planner, (210) 207-4087, [marco.hinojosa@sanantonio.gov](mailto:marco.hinojosa@sanantonio.gov), Transportation & Capital Improvements Department)

4. [20-1371](#) (Continued from 12/03/19) 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](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
5. [19-9077](#) (Continued from 12/03/19) ZONING CASE Z-2019-10700270  
(Council District 2): A request for a change in zoning from "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed ten units per acre or a total of two (2) units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.1 acres out of NCB 1178 and NCB 1181, generally located at the intersection of Walters Street and IH 35 N. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600074) (Michael Pepe, Planner, 210-207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)
6. [20-1053](#) (Continued from 12/03/19) ZONING CASE Z-2019-10700282  
(Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51A, NCB 14567, generally located in the 9600 Block of IH 35 South. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).

7. [20-1414](#) (Continued from 12/17/19) ZONING CASE Z-2019-10700275  
(Council District 2): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay 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 for a Party House, Reception Hall, Meeting Facility on the south 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600079) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
8. [20-1415](#) (Continued from 12/17/19) ZONING CASE Z-2019-10700300  
(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 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 2, Block 10, NCB 15569, located at 7015 Remuda Drive. Staff recommends Denial, with an Alternate Recommendation. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
9. [20-1413](#) (Continued from 12/17/19) ZONING CASE Z-2019-10700301 S  
(Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for three (3) dwelling units on Lot 26, Block 109, NCB 1386, located at 811 Montana Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

10.     [20-1395](#)     (Continued from 12/17/19) ZONING CASE Z-2019-10700305  
(Council District 8): A request for a change in zoning from "C-1" Light Commercial District, "C-2" Commercial District, "C-2 NA" Commercial Nonalcoholic Sales District, "C-2 NA CD" Commercial Nonalcoholic Sales District with Conditional Use for an Auto Body Repair and Paint Center, "C-3 NA" General Commercial Nonalcoholic Sales District to "MF-25" Low Density Multi-Family District on 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600089) (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
11.     [19-9379](#)     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).
12.     [20-1347](#)     ZONING CASE Z-2019-10700308 (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-1 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 6111, located at 906 South Navidad Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services)

13.     [19-9406](#)     ZONING CASE Z-2019-10700309 (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 seven (7) residential dwelling units on Lot 19, Block 14, NCB 611, located at 220 South Olive Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, [lorianne.thennes](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)
14.     [20-1093](#)     ZONING CASE Z-2019-10700312 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-1 AHOD" Residential Single Family Airport Hazard Overlay District on Lot 13A excluding northeast triangular 14 feet, Block 2, NCB 2177, located at 802 Arbor Place. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
15.     [20-1348](#)     ZONING CASE Z-2019-10700313 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the north 97-feet of Lot A11, and the north 97-feet of the west 5.6-feet of Lot A12, NCB 1720, located at 302 East French Place. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services)
16.     [19-9407](#)     ZONING CASE Z-2019-10700314 CD (Council District 5): A request for a change in zoning from "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 43-50, Block 7, NCB 8258, located at 202 North General McMullen. Staff recommends Approval with Conditions. (Lorianne Thennes, Planner (210) 207-7945, [lorianne.thennes](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

17.     [20-1094](#)     ZONING CASE Z-2019-10700316 CD (Council District 5): 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 "R-5 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) dwelling units on Lot 48 and Lot 49, Block 4, NCB 7490, located at 129 Dolores Avenue. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
18.     [20-1349](#)     ZONING CASE Z-2019-10700317 (Council District 2): A request for a change in zoning from "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-1" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 8, Block 6, NCB 12633, located in the 4000 Block of Interstate 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600102) (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services)
19.     [19-9408](#)     ZONING CASE Z-2019-10700318 (Council District 2): A request for a change in zoning from "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-3 MLR-1 AHOD" Manufactured Housing Conventional Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.781 acres out of NCB 17990, located at 7975 Interstate 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600092) (Lorianne Thennes, Planner (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)



20.     [19-9378](#)     ZONING CASE Z-2019-10700319 (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 Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family up to 300 units on Lot 4, Lot 5, and Lot 29, Block 1, NCB 3028, located at 218 West Josephine Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).
21.     [20-1095](#)     ZONING CASE Z-2019-10700320 (Council District 10): A request for a change in zoning from "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a University, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a University, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District to "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots TR-19, 19A, 19C, 19D, 20A and 21A, NCB 14952, and Lot 1, Block 2, NCB 14952, located at 11104 and 11542 Wayland Way, and 6153 Randolph Boulevard. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
22.     [20-1096](#)     ZONING CASE Z-2019-10700326 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot P-4C, NCB 34400, located at 2790 West Loop 1604 North. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)



23.     [20-1374](#)     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 Pleasanton Road. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
24.     [20-1350](#)     ZONING CASE Z-2019-10700328 (Council District 5): A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Lot 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600096) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
25.     [19-9377](#)     ZONING CASE Z-2019-10700329 (Council District 2): A request for a change in zoning from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 RIO-1 NCD-9 AHOD" Commercial River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 UC-2 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 IDZ RIO-1 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on the south 45 feet of Lot 10, Lot 11 and Lot 12, Block 27, NCB 1764, located at 519 East Josephine Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

26.    [20-1417](#)    Consideration of the Election of Officers
27.    [20-1040](#)    Consideration and Approval of the December 17, 2019 Zoning Commission Minutes

#### 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 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).