

City of San Antonio



AGENDA

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, February 4, 2020

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 - SA Tomorrow Briefing on the Comprehensive Plan and Implementation and River Road Large Area rezoning, 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. [20-1505](#) ZONING CASE Z-2019-10700324 S ERZD (Council District 9): A request for a change in zoning from "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Carwash on 0.078 acres out of NCB 18387, located at 16525 Blanco Road. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

2. [20-1536](#) ZONING CASE Z-2019-10700340 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 11, NCB 863, located at 413 East Mistletoe Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, mercedes.Rivas2@sanantonio.gov, Development Services Department)

3. [20-1537](#) ZONING CASE Z-2020-10700020 HL (Council District 3): A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

4. [20-1633](#) (Continued from 01/21/2020) 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, Development Services Department).
5. [20-1635](#) (Continued from 01/21/2020) 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, Development Services Department)
6. [20-1636](#) (Continued from 01/21/2020) 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, Development Services)
7. [20-1637](#) (Continued from 01/21/2020) 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, Development Services Department).

8. [20-1638](#) (Continued from 01/21/2020) 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)
9. [20-1648](#) ZONING CASE Z-2019-10700331 (Council District 3): A request for a change in zoning from "C-1 CD MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Limousine Service - Dispatch and Office Use Only No Servicing of Vehicles Onsite to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 15 and Lot 16, NCB 10761, located at 2035 South WW White Road, 2037 South WW White Road, and 2041 South WW White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600098) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
10. [19-9380](#) ZONING CASE Z-2019-10700315 CD (Council District 6): 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 an Office Warehouse (Flex Space) – Outside Storage not Permitted on 4.351 acres out of NCB 18285, generally located at 7531 Potranco Road. Staff recommends Approval.(Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

11. [20-1535](#) ZONING CASE Z-2019-10700321 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Low Density Multi-Family District on Lot 7, Block 11, NCB 14695 and Lot 7, Block 12, NCB 14696 and "C-2" Commercial District on the south 65 feet of Lot 12, Block 3, NCB 14687, generally located in the 8000 block of Oakland Road and east of the 5700 block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600093) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

12. [20-1653](#) ZONING CASE Z-2019-10700325 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on 7.117 acres out of NCB 14689, generally located in the 8700-8800 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600095) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

13. [20-1654](#) ZONING CASE Z-2019-10700330 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Low Density Multi-Family District on 0.30 acres out of NCB 14695, generally located in the 8700-8800 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600097) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

14. [20-1504](#) ZONING CASE Z-2019-10700334 (Council District 9): A request for a change in zoning from “C-2 MLOD-1 MLR-2 AHOD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-3 MLOD-1 MLR-2 AHOD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “I-1 MLOD-1 MLR-2 AHOD” General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “I-1 AHOD” General Industrial Airport Hazard Overlay District, and “R-6 AHOD” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District (all overlays remain unchanged) on 10.864 acres out of NCB 17184, generally located in the 12600 block of West Avenue and the 200 block of North Loop Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600099) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)
15. [20-1646](#) ZONING CASE Z-2020-10700003 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 15, NCB 3884, located at 125 Glass Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
16. [20-1642](#) Election of Officers
17. [20-1629](#) Consideration and Approval of the January 21, 2020 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 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).