

# City of San Antonio



## AGENDA

### Zoning Commission

Development and Business Services

Center

1901 South Alamo

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**Tuesday, February 18, 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 PCTAC Alternate Appointment and 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.     [20-1819](#)     (WITHDRAWN) ZONING CASE Z-2020-10700005 (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting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 Construction Contractor Facility on the west 80 feet of Lot 7, Block 36, NCB 3695, located at 546 Menefee Boulevard. (Associated Plan Amendment PA-2020-11600001) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
  
2.     [20-1820](#)     ZONING CASE Z-2019-10700310 CD S ERZD (Council District 10): A request for a change in zoning from "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory, "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outdoor Storage and "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Laboratory - Research or Testing on 2.99 acres out of NCB 17338, located at 17115 Redland Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

3.     [20-1832](#)     ZONING CASE Z-2020-10700029 CD (Council District 1): A request for a change in zoning from “I-1” General Industrial District, “C-2” Commercial District, “MF-33” Multi-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged) to “O-1” Office District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gas Station, “NC” Neighborhood Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Car Wash, “R-4 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot, “R-4 CD” Residential Single-Family District with a Conditional Use for an Apparel & Accessory Store, “R-3” Residential Single-Family District, and “R-4” Residential Single-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged), on 4.047 acres out of NCB, generally bounded by East Magnolia Avenue to the South, and parcels along the East side of North Saint Mary’s Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
4.     [20-1890](#)     (Continued from 02/04/2020) 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](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)

5.     [20-1634](#)     (Continued from 01/21/2020) 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, Development Services)
  
6.     [20-1899](#)     (Continued from 02/04/2020) 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.     [20-1894](#)     (Continued from 02/04/2020) 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).

8. [20-1816](#) (Continued from 02/04/2020) 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 Denial. (Associated Plan Amendment PA-2019-11600098) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
9. [20-1818](#) ZONING CASE Z-2019-10700335 S (Council District 3): A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility on P-15 and P-17, NCB 11166, located at 9931 Roosevelt Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
10. [20-1876](#) ZONING CASE Z-2019-10700339 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "RM-4 MLOD-3 MLR-1" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 3A, 4A, 5A, 6A, and Lot 8A, NCB 10746, located at 126 Holmgreen Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

11.     [20-1870](#)     ZONING CASE Z-2019-10700342 (Council District 3): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 23.724 acres out of NCB 11156, generally located in the 12000 block of Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case Z-2019-11600103) (Lorianne Thennes, Planner, 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)
  
12.     [20-1822](#)     ZONING CASE Z-2019-10700343 CD (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) dwelling units and "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 15, Block 3, NCB 3066, located at 115 Chicago Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).
  
13.     [20-1673](#)     ZONING CASE Z-2019-10700344 (Council District 4): 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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 11, Block 3, NCB 15634, located at 5342 Gwenda Lea Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services)

14. [20-1817](#) ZONING CASE Z-2019-10700345 CD (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 a Conditional Use for a Barber / Beauty Shop on Lot 15, Block 5, NCB 6176, located at 827 Viendo Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
15. [20-1871](#) ZONING CASE Z-2019-10700346 S (Council District 2): A request for a change in zoning from "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash (for Site Plan Amendment) on Lot 14, NCB 10757, located at 1825 South WW White Road. Staff recommends Approval. (Lorianne Thennes, Planner, 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
16. [20-1821](#) ZONING CASE Z-2019-10700347 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 58 feet of Lot 18, Block H, NCB 647, located at 725 Virginia Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
17. [20-1877](#) ZONING CASE Z-2019-10700348 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 7, Block 5, NCB 2357, located at 2402 Monterey Street. Staff recommends Denial, with an Alternate Recommendation. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

18.     [20-1872](#)     ZONING CASE Z-2019-10700350 CD (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1" General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Auto and Light Truck Repair on Lot 12 and Lot 13, Block 2, NCB 10671, located at 255 & 259 South WW White Road. Staff recommends Approval with Conditions. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)
19.     [20-1712](#)     ZONING CASE Z-2020-10700001 CD (Council District 4): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Conditional Use for Stone Curing with Outside Storage on Lots 8, 9A, 10A, 11B, 14B and 15B, Block 14, NCB 15505, located at 2824 Southwest Loop 410. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services)
20.     [20-1878](#)     ZONING CASE Z-2020-10700002 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 5.224 acres out of NCB 17153, located at 14960 Judson Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
21.     [20-1873](#)     ZONING CASE Z-2020-10700004 CD (Council District 10): 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) dwelling units on the west 35 feet of Lot 8 and the east 30 feet of Lot 9, Block 5, NCB 9045, located at 153 Bryn Mawr Drive. Staff recommends Approval with Conditions. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)



22. [20-1962](#) Consideration and Approval of the February 4, 2020 Zoning Commission Minutes
23. [20-2099](#) Consideration of an appointment of a member of the Zoning Commission to serve as an Alternate for the Planning Commission Technical Advisory Committee for the remainder of a term to expire 04/26/2021.

#### 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).**