

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, August 6, 2019**

**1:00 PM**

**1901 S. Alamo**

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### ZONING COMMISSIONERS

**Joy McGhee - District 3, Chair**  
**Ba’Ron Head - District 2, Vice –Chair**  
**John Bustamante - District 5, Pro-Tem**

**Sarah Olivarez - District 1**      **Suren Kamath - District 4**  
**Oscar Rosalez - District 6**   **Dr. Francine Romero – District 8**  
**Robert Sipes – District 7**    **Patricia Gibbons – District 9**  
**Joe Nix - District 10**        **Gayle McDaniel – District Mayor**

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.

### Roll Call

1. [19-5520](#) (POSTPONED) ZONING CASE Z-2019-10700133 S (Council District 2): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District” to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or more days per week” on Lot 36, NCB 984, located at 217 Casa Blanca. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

2. [19-5523](#) (WITHDRAWN) ZONING CASE Z-2019-10700136 CD (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Cabinet Shop on Lot 26, BLK 15, NCB 16092, located at 12803 O'Connor and 12739 O'Connor Road. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
3. [19-5661](#) ZONING CASE Z-2019-10700130 (Council District 7): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 4.536 acres out of NCB 14658, located at 6359 Whitby Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)
4. [19-5519](#) ZONING CASE Z-2019-10700132 (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-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, NCB 6742, located at 211 West Zavala Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
5. [19-5521](#) ZONING CASE Z-2019-10700134 CD (Council District 5): 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-6 CD MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 1 and Lot 2, Block 9, NCB 8965, located at 868 Keats Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

6. [19-5522](#) ZONING CASE Z-2019-10700135 S (Council District 2): A request for a change in zoning from “AE-1 AHOD” Arts and Entertainment Airport Hazard Overlay District to “AE-1 S AHOD” Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for Electronic Equipment Repairs on Lots 6-7, and the east 45.84 feet of Lot 8, Block 109, NCB 1386, located at 1730 East Commerce Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
  
7. [19-5507](#) ZONING CASE Z-2019-10700137 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-6A, P-6B, Lot P-6C, Lot P-6D and P-6E, NCB 16555, located in the 6600 to 6700 Block of North Graytown Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)
  
8. [19-5506](#) ZONING CASE Z-2019-10700138 (Council District 2): A request for a change in zoning from "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 15, NCB 1295, located at 2004 Interstate Highway 35 North. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)

9. [19-5505](#) ZONING CASE Z-2019-10700139 (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District to "PUD MF-18 MLOD-1 MLR-1 MSAO-1" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District with a reduced perimeter setback of 10 feet on Lots 30, 31, 32, 33 and 34, NCB 35733, located at 21394 Milsa Drive and 21622 Milsa Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)
10. [19-5643](#) ZONING CASE Z-2019-10700140 (Council District 3): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 29-31, the south 116 feet of Lot 14, Lot 15, and Lot 16, Block 9, NCB 2947, located at 3201 South Gevers Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600049) (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)
11. [19-5644](#) ZONING CASE Z-2019-10700141 (Council District 5): 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 District on Lot 1-5, Block 3, NCB 2308, located at 1500 West Commerce Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@SanAntonio.gov](mailto:Michael.Pepe@SanAntonio.gov), Development Services Department)

12. [19-5645](#) ZONING CASE Z-2019-10700142 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units on Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035, located at 1006 Chulie Drive, 1010 Chulie Drive and 707 Rexford. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600038) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
13. [19-5646](#) ZONING CASE Z-2019-10700143 S (Council District 4): 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 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Portable Building Sales on Lot 19 and 20, Block 1, NCB 14551, located at 10905 State Highway 16 South and 10907 State Highway 16 South. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
14. [19-5647](#) ZONING CASE Z-2019-10700144 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) residential units on Lot 4 and Lot 5, Block 3, NCB 2582, located at 124 East La Chappelle. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
15. [19-5597](#) ZONING CASE Z-2019-10700175 (Council District 4): Assigning zoning to property located Outside the City Limits to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 3 and 4, Block 2, CB 4301A, located at 11000 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600048) (Kayla Leal, Senior Planner, (210) 207-5017, kayla.leal@sanantonio.gov, Planning Department)

16. [19-5642](#) Consideration and Approval of the July 16, 2019 Zoning Commission Minutes

Director's Report:

Adjournment

Executive Session: At any time during the meeting, the Zoning Commission may meet in executive session for consultation regarding any of the matters posted above for attorney-client consultation under Chapter 551 of the Texas Government Code.

**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).**