

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, August 20, 2019**

**1:00 PM**

**1901 S. Alamo**

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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.

### ZONING COMMISSIONERS

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

<b>Summer Greathouse - District 1</b>	<b>Suren Kamath - District 4</b>
<b>Vacant - District 6</b>	<b>Dr. Francine Romero – District 8</b>
<b>Robert Sipes – District 7</b>	<b>Patricia Gibbons – District 9</b>
<b>Joe Nix - District 10</b>	<b>Gayle McDaniel – District Mayor</b>

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. [19-6043](#) ZONING CASE Z-2019-10700125 ERZD (Council District 9): A request for a zoning change from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed-Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 2.919 acres out of CB 4865 and CB 4926, generally located at Overlook Parkway and Highway 281 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600034) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
  
2. [19-6065](#) (Continued from 08/06/19) 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, Development Services Department)
  
3. [19-6066](#) (Continued from 08/06/19) 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, Development Services Department)

4. [19-6012](#) 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-2 S AHOD" 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. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
5. [19-6040](#) ZONING CASE Z-2019-10700147 (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" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the northwest 94 feet of Lot 1, NCB 1756, located at 727 East Park Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8028, [Michael.Pepe@sanantonio.gov](mailto:Michael.Pepe@sanantonio.gov), Development Services Department)
6. [19-6041](#) ZONING CASE Z-2019-10700148 (Council District 3): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 106.7 acres out of NCB 11166, located at 12200 South US Highway 281. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@SanAntonio.gov](mailto:Michael.Pepe@SanAntonio.gov), Development Services Department)
7. [19-6042](#) ZONING CASE Z-2019-10700149 (Council District 1): A request for a change in zoning from "C-3 H UC-5 AHOD" General Commercial Monte Vista Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to "C-2 H UC-5 AHOD" Commercial Monte Vista Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District on the east 2 feet of Lot 7 and the west 48 feet of Lot 8, NCB 1885, located at 107 West Ashby Place. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, [Michael.Pepe@SanAntonio.gov](mailto:Michael.Pepe@SanAntonio.gov), Development Services Department)

8. [19-6013](#) ZONING CASE Z-2019-10700150 (Council District 2): A request for a change in zoning from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 EP-1 MLOD-3 MLR-2 AHOD" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and East 21.4 feet of Lot 2, Block 2, NCB 1347, located at 2010 Burnet Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
9. [19-6014](#) ZONING CASE Z-2019-10700151 CD (Council District 1): 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 a Conditional Use for Motor Vehicle Sales on Lots 1 and 2, Block 1, NCB 2817, located at 2701 West Martin Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
10. [19-6015](#) ZONING CASE Z-2019-10700152 CD (Council District 5): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 353, NCB 8524, located at 1448 Somerset Road. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

11. [19-6016](#) ZONING CASE Z-2019-10700153 CD (Council District 7): 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 Live Entertainment without cover charge for 3 or more days a week on 2.6786 acres out of NCB 14160, located at 5455 Evers Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
12. [19-6158](#) ZONING CASE Z-2019-10700154 (Council District 5): A request for a change in zoning from "NC MLOD-2 MLR-1 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2P MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 3, Block 1, NCB 8973, located at 1542 West Harlan Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
13. [19-6018](#) ZONING CASE Z-2019-10700155 (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lots 28, 29 and the west 7.5 feet of Lot 30, Block 4, NCB 600, located at 603 and 607 Montana Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
14. [19-5916](#) ZONING CASE Z-2019-10700166 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 22, NCB 11875, located at 8414 Broadway Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)

15. [19-5914](#) ZONING CASE Z-2019-10700173 (Council District 1): A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Limited Intensity Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 23 and 24, BLK 5, NCB 6793, located at 760 East Locust Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
16. [19-6048](#) Consideration and Approval of the August 6, 2019 Zoning Commission Minutes

Director's Report: Status of Zoning Commission Appointments and Reappointments.

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.**

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**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)**