

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 17, 2019

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

12:30 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. [19-9373](#) (POSTPONED) (Continued from 12/03/19) 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; Development Services Department)

2. [19-9370](#) (Continued from 12/03/19) ZONING CASE Z-2019-10700307 CD S ERZD (Council District 10): A request for a change in zoning from "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 Outside Storage on 3.439 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. [19-8790](#) (Continued from 11/19/19) ZONING CASE Z-2019-10700263 (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 three (3) dwelling units on Lot 19, Block 18, NCB 665, located at 1131 South Mesquite Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

4. [19-9371](#) (Continued from 12/03/19) ZONING CASE Z-2019-10700250 CD (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck and Oversize Vehicle Sales and Storage (Full Service) on Lot 2 and the south 67.6 feet of Lot 1, Block 2, NCB 2307, located at 1406 West Commerce Street. Staff recommends Approval. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

5. [19-9372](#) (Continued from 12/03/19) ZONING CASE Z-2019-10700284 (Council District 1): A request for a change in zoning from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family dwelling units not to exceed 325 units on Lot 7, Lot 8, Lot 9, Lot 19, Lot 20, Lot 21, Lot 28, Lot 29, north 15 feet of Lot 20, south 15 feet of Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 40, Lot 41, and Lot 42, Block 4, NCB 6792, located at 813 East Myrtle Street, 818 East Locust Street, 1212, and 1216-1218 E. Euclid Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

6. [19-9374](#) (Continued from 12/03/19) ZONING CASE Z-2019-10700291 (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 eighteen (18) residential units on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600084) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

7. [19-9017](#) ZONING CASE Z-2019-10700258 (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 two (2) dwelling units on the east 42 feet of the north 134.09 feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600082) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

8. [19-9177](#) 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)
9. [19-9178](#) ZONING CASE Z-2019-10700285 CD (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 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 10, Block 18, NCB 16528, located at 2614 Pinn Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
10. [19-9179](#) ZONING CASE Z-2019-10700289 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family and for a Professional Office on Lot 1, Block 6, NCB 7582, located at 364 Betty Jean Street. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
11. [19-9007](#) ZONING CASE Z-2019-10700297 CD (Council District 2): 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 Motor Vehicle Sales (Full Service) on 0.567 acres out of NCB 16918, located in the 8100 block of Melbury Forest. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

12. [19-9159](#) 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)
13. [19-9180](#) 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)
14. [19-9009](#) ZONING CASE Z-2019-10700302 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600091) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

15. [19-9161](#) 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; Development Services Department)
16. [19-9181](#) ZONING CASE Z-2019-10700306 (Council District 2): A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 EP-1 MLOD-3 MLR-2 AHOD" Single-Family Residential Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 31 feet of the south 154 feet of Lot 2 and Lot 3, Block 11, NCB 1308, located at 1811 and 1807 Burleson. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
17. [19-9182](#) Consideration and Approval of the December 3, 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 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).