

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, March 3, 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    Dr. Lillian M. Jones - 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 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. [20-2347](#) (Continued from 02/18/2020) 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)

2. [20-2348](#) (Continued from 02/18/2020) 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)
  
3. [20-2300](#) ZONING CASE Z-2019-10700040 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-3 NA" General Commercial Nonalcoholic Sales District on Lots 8-12, NCB 17639, located at 5745 Easterling Drive and 5679 Easterling Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600014) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
  
4. [20-2287](#) ZONING CASE Z-2019-10700311 CD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Medical Clinic on Lot P-6D, NCB 17844, "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on Lot 9, Block 17, NCB 17845 and "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot P-10 and Lot P-10A, NCB 17844, located at 13405 George Road, 13411 George Road, and 13702 George Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

5. [20-2241](#) ZONING CASE Z-2019-10700338 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 a Conditional Use for an Office Warehouse on 2.0 acres out of NCB 18082, located in the 7500 Block of Ingram Road and the 7600 Block of Culebra Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)
  
6. [20-2201](#) ZONING CASE Z-2020-10700006 (Council District 4): A request for a change in zoning from "PUD C-3 MLOD-2 MLR-1 AHOD" Planned Unit Development General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 19 through 26, Block 37, NCB 17302, generally located in the 1700, 1800 and 1900 block of Columbia Square. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@Sanantonio.gov](mailto:Victoria.Castro@Sanantonio.gov), Development Services).
  
7. [20-2203](#) ZONING CASE Z-2020-10700007 (Council District 4): A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5 and Lot 6, Block 39, NCB 18159, located in the 9400 and 9500 block of Marbach Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@Sanantonio.gov](mailto:Victoria.Castro@Sanantonio.gov), Development Services).

8. [20-2285](#) ZONING CASE Z-2020-10700008 (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 "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600012) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
9. [20-2286](#) ZONING CASE Z-2020-10700009 (Council District 9): A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 9, Block 15, NCB 17316, located at 12508 Jones Maltsberger Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
10. [20-2242](#) ZONING CASE Z-2020-10700010 (Council District 8): A request for a change in zoning from "I-1 MLOD-1 MLR-2" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 9, Block 5, NCB 17454, located at 12710 Mayhill Drive. Staff recommends Denial. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
  
11. [20-2243](#) ZONING CASE Z-2020-10700011 (Council District 1): A request for a change in zoning from "O-2 H AHOD" High-Rise Office Olmos Park Terrace Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lot 95, Block 6, NCB 9012 and Lot 87, Block 5, NCB 9009, located at 5118 San Pedro Avenue and 5230 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

12. [20-2296](#) ZONING CASE Z-2020-10700016 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outdoor Storage on Lot 14, Block 4, NCB 16151, located at 11852 Nacogdoches Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
13. [20-2298](#) ZONING CASE Z-2020-10700017 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 four (4) dwelling units on Lot 23, Block 3, NCB 10184, located at 126 Lemur Drive. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
14. [20-2299](#) ZONING CASE Z-2020-10700019 CD (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 104, NCB 6724, save and except the north 0.1028 acres out of NCB 6724, located at 250 Bogle Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
15. [20-1985](#) ZONING CASE Z-2020-10700021 S (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication on 0.2599 acres out of NCB 6615, located at 102 Jon Ann Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

16. [20-1986](#) ZONING CASE Z-2020-10700022 (Council District 5): A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial 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 33, Block A, NCB 2523, located at 610 Merida Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).
17. [20-1988](#) ZONING CASE Z-2020-10700025 (Council District 6): 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 "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 14.71 acres out of NCB 17172, located in the 1300-1400 Block of Horal Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600006) (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).
18. [20-2308](#) Consideration and Approval of the February 18, 2020 Zoning Commission Meeting 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).**