



**City of San Antonio  
Development Services Department**



**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/03/2020**

<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
1	ZONING-Z-2019-10700295	Generally bounded by West Mulberry Avenue to the North, US Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West	City of San Antonio		To allow for an area-wide rezoning.	Mary Lovell 207-5550	None.

“R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-5 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-6 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “MF-18 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-25 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 CD H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, “NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, “C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3 H AHOD” General Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3NA H AHOD” General Commercial Nonalcoholic Sales Monte Vista Historic Airport Hazard Overlay District, “C-3R H AHOD” General Commercial Restrictive Alcohol Sales Monte Vista Historic Airport Hazard Overlay District, “O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-2 H AHOD” High Rise Office Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-25” Multi-Family District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Bed & Breakfast, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, “RM-4 H AHOD” Residential Mixed Monte Vista Historic Airport Hazard Overlay District and “RM-4 H HS AHOD” Residential Mixed Monte Vista Historic Significant Airport Hazard Overlay District to “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Foster Group Home, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Nursing Facility, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Gift Shop, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Units, “R-4 CD H HS AHOD” Residential Single-Family Monte Vista Historic Significant Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed & Breakfast, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Daycare Center, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, “NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, “C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-1 CD H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Transitional Home, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “MF-18 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-25 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 CD H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District and “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “O-1” Office District and “C-2” Commercial District, “O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-1 CD H AHOD” Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Beauty Salon



**City of San Antonio  
Development Services Department**



**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/03/2020**

<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
8	ZONING-Z-2020-10700060	15031 Tradesman Drive	FERNANDO DE LEON	From "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District To "C-3 S MLOD-1 MLR-1 AHOD ERZD" Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Motor Vehicle Sales	To allow for motor vehicle sales.	Justin Malone 207-0157	None
9	ZONING-Z-2020-10700121	Generally located at the 18000 block of Emerald Forest Drive	KILEEN, GRIFFIN & FARRIMOND, PLLC	From "C-2 ERZD" Commercial Edwards Recharge Zone District and "O-2 ERZD" High-Rise Office Edwards Recharge Zone District To "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District	To allow for a multi-family development.	Victoria Castro 207-2736	Emerald Forest
6	ZONING-Z-2020-10700209	Generally located behind the 8400 block of Potranco Road	KILEEN, GRIFFIN & FARRIMOND, PLLC	From "R-6 MLOD-2 MLR-2AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airpo To "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	To allow for an office.	Victoria Castro 207-2736	None



**City of San Antonio  
Development Services Department**



**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/03/2020**

<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
8	ZONING-Z-2020-10700211 (ZONING-PA-2020-11600062)	Generally located in the 6400 block of De Zavala Road	EMILIE WEISSLER	From "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District To "MF-18 MLOD-1 MLR-2" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District	To allow for Limited Density Multi-Family uses.	Mercedes Rivas 207-0215	None
7	ZONING-Z-2020-10700215	4819 Rita Avenue	ANGELINA HERNANDEZ	From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District To "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	To allow for single-family home.	Michael Pepe 207-8208	None



City of San Antonio  
Development Services Department

Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/03/2020



Council District	Case Number	Property Address	Representative	Zoning Change	Reason	Case Manager	Neighborhood Association
1	ZONING-Z-2020-10700213	4330 Vance Jackson Road	EMILIE WEISSLER	From "C-3" General Commercial District To "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus	To allow for a Human Services Campus.	Michael Pepe 207-8208	None



**City of San Antonio  
Development Services Department**

**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/03/2020**



<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
1	ZONING-Z-2020-10700216	723 Camden Street	TIFFANY TANKERSLEY	From "FBZ T4-1 AHOD" Form Base Zoning Calibrated Transect General Urban Zone Airport Hazard Overlay District To "FBZ T4-1 S AHOD" Form Base Zoning Calibrated Transect General Urban Zone Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot	To allow for a parking lot.	Michael Pepe 207-8208	Downtown Residents Association
1	ZONING-Z-2020-10700217	415 DALLAS ST	TIFFANY TANKERSLEY	From "FBZ T5-1 HS RIO-2 AHOD" Form Based Zoning Calibrated Transect Urban Center Zone Historic River Improvement Overlay Airport Hazard Overlay District To "FBZ T5-1 HS AHOD" Form Based Zoning Calibrated Transect Urban Center Zone Historic Airport Hazard Overlay District	To allow for a parking lot.	Lorianne Thennes 207-7945	Downtown Residents Association



City of San Antonio  
Development Services Department

Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/03/2020



Council District	Case Number	Property Address	Representative	Zoning Change	Reason	Case Manager	Neighborhood Association
5	ZONING-Z-2020-10700219	2704 West Commerce Street	NICHOLAS KERR	From "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District To "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bonds	To allow for Bail Bonds.	Justin Malone 207-0157	Historic Westside NA
3	ZONING-Z-2020-10700220	4345 Mickey Road	Priscilla Flores	From "FR" Farm and Ranch District To "R-4" Residential Single-Family District	To allow for single-family residential uses.	Justin Malone 207-0157	None



City of San Antonio  
Development Services Department

Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/03/2020



Council District	Case Number	Property Address	Representative	Zoning Change	Reason	Case Manager	Neighborhood Association
6	ZONING-Z-2020-10700222	7435 North Loop 1604 West	PATRICK WILLIAMS CHRISTENSEN	From "C-3" General Commercial District To "C-3 S" General Commercial District with a Specific Use for Auto Paint and Body	To allow for Auto Paint and Body.	Victoria Castro 207-2736	Bridgewood
3	ZONING-Z-2020-10700224	Generally located on the 8000 block of Challenger Drive	EMILIE WEISSLER	From "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District To "C-3 AHOD" General Commercial Airport Hazard Overlay District	To allow for a Medical Clinic.	Lorianne Thennes 207-7945	None



City of San Antonio  
Development Services Department

Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/17/2020



Council District	Case Number	Property Address	Representative	Zoning Change	Reason	Case Manager	Neighborhood Association
7	ZONING-Z-2020-10700225	2915 West French Place	BENJAMIN MANUEL RODRIGUEZ	From "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District To "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units	To allow for two (2) dwelling units.	Lorianne Thennes 207-7945	None



City of San Antonio  
Development Services Department

Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/17/2020



Council District	Case Number	Property Address	Representative	Zoning Change	Reason	Case Manager	Neighborhood Association
6	ZONING-Z-2020-10700226	411 Enrique M Barrera Parkway	JACKIE RAMOS	From "C-2NA MLOD-2 MLR-1 AHOD" Commercial 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	To allow for a grocery store.	Lorianne Thennes 207-7945	None
6	ZONING-Z-2020-10700227	8827 State Highway 151	AJ IMAD	From "C-2 CD MLOD-2 MLR-2 GC-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Highway 151 Gateway Corridor Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor To "C-2 S MLOD-2 MLR-2 GC-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Club - Private	To allow for a Club - Private.	Mercedes Rivas 207-0215	None



**City of San Antonio  
Development Services Department**



**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/17/2020**

<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
6	ZONING-Z-2020-10700228	219 Marbauch Avenue	RAUL GARCIA	From "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District To "R-4 CD MLOD-2 MLR-1 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	To allow for two (2) dwelling units.	Mercedes Rivas 207-0215	Los Jardines
4	ZONING-Z-2020-10700229	13870 Watson Road	JOSE ORTEGA	From "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District To "C-2 AHOD" Commercial Airport Hazard Overlay District	To allow for commercial uses.	Victoria Castro 207-2736	None



City of San Antonio  
Development Services Department



Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/17/2020

Council District	Case Number	Property Address	Representative	Zoning Change	Reason	Case Manager	Neighborhood Association
6	ZONING-Z-2020-10700231 (ZONING-PA-2020-11600065)	Corner of Old Grissom and Grissom; 8300 block of Grissom Road	JOSE ANTONIO AMADOR	From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District To "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Housing (Temporary Or Permanent) For On-Premises Caretaker	To allow for Housing (Temporary Or Permanent) For On-Premises Caretaker.	Victoria Castro 207-2736	None
7	ZONING-Z-2020-10700232 (ZONING-PA-2020-11600066)	1731 West Gramercy Place	RICARDO TURRUBIATES	From "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District To "MF-40 AHOD" Multi-Family Airport Hazard Overlay District	To allow for multi-family uses.	Michael Pepe 207-8208	Jefferson/Woodlawn Lake



**City of San Antonio  
Development Services Department**



**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/17/2020**

<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
5	ZONING-Z-2020-10700233	2619 South Flores Street	LESLIE SCOTT JONES	From "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District To "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	To allow for	Justin Malone 207-0157	Collins Garden
2	ZONING-Z-2020-10700234	930 Peggy Drive	PROPERTY ADVANCEMENT RESOURCES	From "C-3R MLOD-3 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District To "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Welding Shop	To allow for a Welding Shop.	Justin Malone 207-0157	Eastgate
8	ZONING-Z-2020-10700235	65 Donore Square	MIRNA GARZA	From "R-6 PUD AHOD" Residential Single-Family Planned Unit Development Airport Hazard Overlay District To "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District	To remove to PUD overlay to allow for a dwelling unit.	Lorianne Thennes 207-7945	None



**City of San Antonio  
Development Services Department**

**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/17/2020**



<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
1	ZONING-Z-2020-10700236	1423 South Presa Street	PATRICK WILLIAMS CHRISTENSEN	From "C-3NA RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay South Presa Street and South St. Mary's Street Conservation District Airport Hazard Overlay District, "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales So To "IDZ-2 RIO-4 NCD-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay South Presa Street and South St. Mary's Street Conservation District Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, "IDZ-	To allow for twenty (20) dwelling units.	Victoria Castro 207-2736	Lavaca NA
3	ZONING-Z-2020-10700237	3849 East Loop 1604	EMILIE WEISSLER	From "C-2" Commercial District and "MF-33" Multi-Family District To "R-4" Residential Single-Family District	To allow for single-family residential uses.	Michael Pepe 207-8208	None
5	ZONING-Z-2020-10700238	119 Pruitt Avenue	ARLETH ESTRADA	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-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in	To allow for four (4) live work units.	Justin Malone 207-0157	Collins Garden



**City of San Antonio  
Development Services Department**



**Tentative Zoning Cases  
Zoning Commission Hearing Date: 11/17/2020**

<b>Council District</b>	<b>Case Number</b>	<b>Property Address</b>	<b>Representative</b>	<b>Zoning Change</b>	<b>Reason</b>	<b>Case Manager</b>	<b>Neighborhood Association</b>
4	ZONING-Z-2020-10700239	Generally located at the intersection of Somerset and Watson Road	DHP INVESTMENTS, LTD	From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District To "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighti	To allow for single-family residential uses.	Lorianne Thennes 207-7945	None
2	ZONING-Z-2020-10700240	Generally located in the 2300 block of Austin Highway	FERNANDO MORALES	From "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District To "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District	To allow for Office/Warehouse Flex Space.	Michael Pepe 207-8208	None
2	ZONING-Z-2020-10700242	403 Montana Street	OFFICE OF HISTORIC PRESERVATION	From "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District To "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District	To designate a historic landmark.	Mercedes Rivas 207-0215	Alamodome Gardens
1	ZONING-Z-2020-10700244	Multiple Properties	CITY OF SAN ANTONIO PLANNING DEPARTMENT	From OCL To "DR" Development Reserve District and "NP-15" Neighborhood Preservation District	To assign zoning to properties that are being annexed due to development agreement violations.	Brenda Valadez 207-5428	None