

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 4, 2018

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Joy McGhee - District 3, Vice-Chair

Ba’Ron Head - District 2, Chair Pro-Tem

Sofia Lopez - District 1

John Bustamante - District 5

Robert Sipes – District 7

Joe Nix - District 10

Suren Kamath - District 4

Oscar Rosalez - District 6

Patricia Gibbons – District 9

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. [18-6870](#) (POSTPONED) ZONING CASE Z-2018-900017 (Council District 1):
A request for a change in zoning from “C-2NA NCD-2 AHOD” Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Theater on 0.1992 acres out of NCB 1891, located at 741 West Ashby Place.

2. [18-6589](#) (POSTPONED) ZONING CASE # Z-2018-900025 (Council District 3): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay to "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District on Lot 36, Lot 39, Lot 41, Lot 42, and Lot 43, Block 3, NCB 10107, located in the 3400 Block of Pleasanton Road.

3. [18-6617](#) Consideration and recommendation on amending the City of San Antonio Historic Design Guidelines to include the Mission Historic District Design Manual for the Mission Historic District and designated structures in the World Heritage Buffer Zone. Staff recommends Approval.

4. [18-6618](#) (Continued from 11/20/18) ZONING CASE # Z-2018-900007 (Council District 3): 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, "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales 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 2.034 acres out of NCB 6230, generally located south of the intersection of Pleasanton Road and South Flores Street. Staff recommends Approval.

5. [18-6667](#) (Continued from 11/20/18) ZONING CASE # Z-2018-900008 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 11 and Lot 12, Block 15, NCB 1292, located at 111 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900004)

6. [18-6586](#) ZONING CASE # Z2018292 (Council District 5): 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, "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District, and "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District on 1.68 acres out of NCB 6680, located at 2220 Calle Estrella and 2240 Calle Estrella. Staff recommends Approval.

7. [18-6468](#) ZONING CASE # Z2018325 (Council District 1): A request for a change in zoning from "I-1 HS RIO-7E AHOD" General Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District to "IDZ HS RIO-7E AHOD" Infill Development Zone Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family at 42 dwelling units, Bar/Tavern, and a Hotel on 0.428 acres out of NCB 1009, located at 1425 South Flores Street. Staff recommends Approval.

8. [18-6587](#) ZONING CASE # Z2018353 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 26.386 acres out of CB 5021, generally located in the 6800 block of NE Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18109)

9. [18-6551](#) ZONING CASE # Z-2018-900005 (Council District 1): A request for a change in zoning from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900008)

10. [18-6588](#) ZONING CASE # Z-2018-900012 (Council District 3): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 0.022 acres out of NCB 3000, located at 135 Palo Blanco. Staff recommends Approval.
11. [18-6550](#) ZONING CASE # Z-2018-900013 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for Seven (7) Residential Units on the South 50-feet of the West 23.6-feet of Lot 23, the South 50-feet of Lot 24, Lot 22, and East 27.8-feet of Lot 23, Block 2, NCB 1406, located at 115 Gravel Street and 618 S Pine. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900012)
12. [18-6552](#) ZONING CASE # Z-2018-900014 (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Government Hill Historic Airport Hazard Overlay District for 10 Residential Units on 0.411 acres out of NCB 1276, located at 1943 Interstate 35 North. Staff recommends Denial with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 2018-900003)
13. [18-6538](#) ZONING CASE # Z-2018-900021 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 2.136 acres out of NCB 8695, located at 323 Rainbow Drive. Staff recommends Approval.
14. [18-6537](#) ZONING CASE # Z-2018-900022 (Council District 3): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District on Lot 368B and Lot 369, NCB 8735, located at 746 McCauley Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 2018-900005)

15. [18-6465](#) ZONING CASE # Z-2018-900024 (Council District 5): A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on NCB 2322, Block 1, Lot 12, located at 2619 Buena Vista Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900006)
16. [18-6590](#) ZONING CASE # Z-2018-900026 CD (Council District 2): A request for a change in zoning from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on 4.877 acres out of NCB 12162 and NCB 12163, located at 2135 Austin Highway. Staff recommends Approval.
17. [18-6591](#) ZONING CASE # Z-2018-900027 S (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for Medical - Clinic (Physician And/Or Dentist) on Lot TR-4, NCB 9495, located at 115 Genevieve Drive. Staff recommends Approval.
18. [18-6578](#) ZONING CASE # Z-2018-900030 S (Council District 2): A request for a change in zoning from "I-2" General Industrial District to "R-4 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 14, Block 11, NCB 1204, located at 423 Runnels Avenue. Staff recommends Approval.
19. [18-6467](#) ZONING CASE # Z-2018-900031 (Council District 2): A request for a change in zoning from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Five (5) Residential Units on NCB 46, Block 1, Lot A-3, located at 1414 Austin Street. Staff recommends Approval.

20. [18-6539](#) ZONING CASE # Z-2018-900032 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22, Block 3, NCB 2073, located at 1015 Culebra Road. Staff recommends Approval.
21. [18-6541](#) ZONING CASE # Z-2018-900035 (Council District 1): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District on 0.332 acres out of NCB 1002, located at 916 and 922 East Elmira Street. Staff recommends Approval.
22. [18-6536](#) ZONING CASE # Z-2018-900036 (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 to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-50" Multi-Family District on Lot 1 and Lot 2, Block 17, NCB 974, located at 216 and 218 E Josephine Street. Staff recommends Approval.
23. [18-6571](#) ZONING CASE # Z-2018-900043 (Council District 4): A request to assign zoning from "OCL" Outside City Limits to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.770 acres out of CB 4298, located at 13886 Watson Rd. Staff recommends Approval.
24. [18-6600](#) Consideration and Approval of the November 20, 2018 Zoning Commission Minutes.

Director's Report: Update on worksession regarding IDZ changes, R-1, R-2 and MXD.

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.

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).