

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, April 16, 2019**

**1:00 PM**

**1901 S. Alamo**

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### ZONING COMMISSIONERS

**Joy McGhee - District 3, Chair**

**Ba’Ron Head - District 2, Vice –Chair**

**John Bustamante - District 5, Pro-Tem**

**Sarah Olivarez - District 1 Suren Kamath - District 4**

**Oscar Rosalez - District 6 Dr. Francine Romero – District 8**

**Robert Sipes – District 7 Patricia Gibbons – District 9**

**Joe Nix - District 10 Gayle McDaniel – District Mayor**

12:30 p.m. - Work Session - Briefing regarding Monte Vista North and Dellview Large Area rezonings. 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. [19-3379](#) (POSTPONED) ZONING CASE # Z-2019-10700053 CD (Council District 1): A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “R-6 NCD-5 CD AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 6 and Lot 7, Block 38, NCB 1847; located at 1132 West Mistletoe Avenue. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)

2. [19-3371](#) (Continued from 04/02/19) ZONING CASE # Z-2019-10700025 (Council District 6): A request for a change in zoning from “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 37.713 acres out of NCB 16115, generally located southeast of the intersection of Cinema Ridge and Southridge Drive. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
  
3. [19-3372](#) (Continued from 04/02/19) ZONING CASE # Z-2019-10700045 (Council District 6): A request for a change in zoning from "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.197 acres out of NCB 17876, located at the 10100 block of Hunt Lane at Ingram Road. Staff recommends Approval. (Patricia Franco, Planner, (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
  
4. [19-3374](#) ZONING CASE # Z-2018-900072 (Council District 2): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to "C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot P-63, NCB 16612, located at 3831 North Foster Road. Staff recommends Denial. (Associated Plan Amendment PA2019-11600003). (Mirko Maravi, Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

5. [19-3358](#) ZONING CASE # Z-2019-10700032 (Council District 4): A request for a change in zoning from “NP-8 MLOD-2 MLR-2 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 106.01 acres out of CB 4300, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Sara Serra, Planner,(210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)
  
6. [19-3377](#) ZONING CASE # Z-2019-10700043 (Council District 7): 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 “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 40, Block 23, NCB 7509; located at 1432 Watkins Lane. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
  
7. [19-3378](#) ZONING CASE # Z-2019-10700051 (Council District 2): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-2 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on the east 30 feet of the north 86.62 feet of Lot 10, Block 18, NCB 560, located at 512 Booker Alley. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

8. [19-3310](#) ZONING CASE # Z-2019-10700052 (Council District 2): A request for a change in zoning from "R-6 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 nine (9) residential dwelling units on North 92.5 Feet of Lot 8 and Lot 9, and the east 20 feet of the South 50 feet of Lot 9, Block 20, NCB 485, and the south 50 feet of Lot 8 and Lot 9, Block 20, NCB 485, located at 220 and 224 East Carson and 222 Oleander. Staff recommends Denial, with an Alternate Recommendation. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
9. [19-3375](#) ZONING CASE # Z-2019-10700054 CD (Council District 6): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units on Lot 9 and Lot 10, Block 7, NCB 9267, located at 334 Glendale Avenue. Staff recommends Denial, with an Alternate Recommendation. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department)
10. [19-3295](#) ZONING CASE # Z-2019-10700055 (Council District 2): A request for a change in zoning from "MXD AHOD" Mixed-Use Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 4.378 acres of CB 5088, generally located in the 10500 block of West Vasquez Circle. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov), Development Services Department)

11. [19-3296](#) ZONING CASE # Z-2019-10700056 (Council District 2): A request for a change in zoning from “RM-4 MLOD-3 MLR-1 MSAO-2 AHOD” Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District and “C-2 MLOD-3 MLR-1 MSAO-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District to “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District on Lot P-58B and P-58D, NCB 12867, generally located at the North West intersection of North Foster Road and Houston Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment: PA-2019-11600018). (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov), Development Services Department)
12. [19-3031](#) ZONING CASE # Z-2019-10700060 (Council District 1): A request for a change in zoning from “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 “MF-65” Multi-Family District and “C-3” General Commercial District on Lots 11-14, Lot P-100 and Lot P-101, NCB 3053, located at 815 East Ashby Place. Staff recommends Approval. (Mirko Maravi, Planner, (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov), Development Services Department)
13. [19-3306](#) Consideration and Approval of the of the March 19, 2019 and April 2, 2019 Zoning Commission Minutes

Director's Report:

Adjournment

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.

**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).**