

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 21, 2018

1:00 PM

1901 S. Alamo St.

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

12:00 p.m. - Work Session - Briefing by the Office of Historic Preservation regarding the proposed Mission Manual. 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. [18-4601](#) ZONING CASE # Z2018166 CD S ERZD (Council District 8): A request for a change in zoning from "R-6 UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "R-6 CD S UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a Non-Commercial Parking Lot on Lot 15, Block 3, NCB 14758, located at 7504 Green Glen Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18069)

2. [18-4829](#) (Continued from 08/07/18) ZONING CASE # Z2018249 CD (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 18077)

3. [18-4911](#) (Continued from 08/07/18) ZONING CASE # Z2018250 (Council District 1): A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Street Urban Corridor Airport Hazard Overlay District and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District on 0.588 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid. Staff recommends Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 18078)

4. [18-4912](#) (Continued to 08/21/18) ZONING CASE # Z2018256 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation.

5. [18-4913](#) (Continued from 08/07/18) ZONING CASE # Z2018258 S (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff recommends Approval with Conditions.

6. [18-4853](#) ZONING CASE # Z2018266 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 196, Block 4, NCB 15730, located at 230 Dinn Drive. Staff recommends Approval.
7. [18-4805](#) ZONING CASE # Z2018267 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8, 9 and 12, Block 8, NCB 3935 and 0.0992 acres out of NCB 3935, located at 1206, 1210, and 1214 West Ridgewood Court and 103 Viendo Street. Staff recommends Approval.
8. [18-4490](#) ZONING CASE # Z2018268 S (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 191, Block 8, NCB 15624, located at 5418 Gavilan Drive. Staff recommends Approval.
9. [18-4492](#) ZONING CASE # Z2018269 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.455 acres out of NCB 12057, located at 907 North Coker Loop. Staff recommends Approval.
10. [18-4654](#) ZONING CASE # Z2018270 S (Council District 3): 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 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 12 and Lot 13, Block 36, NCB 10108, located at 3718 Pleasanton Road and 3720 Pleasanton Road. Staff recommends Approval.

11. [18-4655](#) ZONING CASE # Z2018272 (Council District 3): A request for a change in zoning from "C-2 CD H MC-2 AHOD" Commercial Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor and "C-2 CD H AHOD" Commercial Mission Historic Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor to "MF-33 H MC-2 AHOD" Multi-Family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District on Lot P-106 and Lot P-107, NCB 10917 and NCB 10918, located at 9159 South Presa Street. Staff recommends Approval.

12. [18-4880](#) ZONING CASE # Z2018273 (Council District 1): A request for a change in zoning from "D RIO-7B AHOD" Downtown River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7B AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "D" Downtown District and Auto and Light Truck Repair on 0.22 acres out of NCB 102, located at 331 South Flores Street. Staff recommends Denial.

13. [18-4881](#) ZONING CASE # Z2018274 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.15 acres out of NCB 3029, located at 306 West Grayson and 310 West Grayson. Staff recommends Approval.

14. [18-4882](#) ZONING CASE # Z2018275 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.303 acres out of NCB 771, located at 96 Lewis Street. Staff recommends Approval.

15. [18-4497](#) ZONING CASE # Z2018277 CD (Council District 2): A request for a change in zoning from "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto Body Repair on 1.874 acres out of NCB 12170, located at 811 Corinne Drive. Staff recommends Approval.
16. [18-4883](#) ZONING CASE # Z2018278 (Council District 6): A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 14.133 acres out of NCB 17636, generally located in the 7300 block of North Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18084)
17. [18-4831](#) ZONING CASE # Z2018279 HL (Council District 2): A request for a change in zoning from "MF-33 NCD-6" Multi-Family Mahneke Park Neighborhood Conservation District to "MF-33 HL NCD-6" Multi-Family Historic Landmark Mahneke Park Neighborhood Conservation District on Lots 21 and 22, Block 12C, NCB 1085, located at 615 Eleanor Avenue. Staff recommends Approval.
18. [18-4810](#) Consideration of the August 7, 2018 Zoning Commission Minutes

Director's Report:

Adjournment.

Language interpreters are available at the meeting.
For more information call (210) 207- 6044.

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