

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 4, 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

12:30 p.m. - Work Session - Briefing on updates to Camp Bullis Military Lighting Overlay (MLOD) District. 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. [18-5104](#) (Continued from 08/21/18) 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.

2. [18-5030](#) ZONING CASE # Z2018281 (Council District 1): A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial 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 "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) on Lot 13, Block D, NCB 6326, located at 302 Newell Avenue. Staff recommends Approval.

3. [18-5031](#) ZONING CASE # Z2018282 (Council District 1): A request for a change in zoning from "I-1 IDZ RIO-2 AHOD" General Industrial Infill Development Zone River Improvement Overlay Airport Hazard Overlay District, "MF-50 IDZ RIO-2 AHOD" Multi-Family Infill Development Zone River Improvement Overlay Airport Hazard Overlay District, "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District, and "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) on 4.81 acres out of NCB 1758, NCB 1004, NCB 1005 and NCB 6796 and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) on 2.94 acres out of NCB 959 and NCB 958, located at 221 Newell Avenue, 101 Newell Avenue, 923 E Park Avenue, 1213 East Quincy, 1126 East Elmira, 1200 East Elmira and 1210 East Elmira. Staff recommends Approval.

4. [18-5025](#) ZONING CASE # Z2018283 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 19, NCB 547, located at 605 Nolan Street. Staff recommends Approval.

5. [18-5028](#) ZONING CASE # Z2018284 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 20.5 feet of Lot 5, the west 19-feet of Lot 6, Block 4, NCB 1893 and the west 34.5-feet of the east 55-feet of Lot 5, Block 4, NCB 1893, located at 914 West French Place and 916 West French Place. Staff recommends Approval.

6. [18-4949](#) ZONING CASE # Z2018285 (Council District 6): 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 and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, P-13L, P-B12, TR M, C-13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff recommends Denial.

7. [18-4950](#) ZONING CASE # Z2018286 (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential units on 0.088 acres out of NCB 1394, located at 202 South Monumental. Staff recommends Approval.

8. [18-4951](#) ZONING CASE # Z2018287 (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.061 acres out of NCB 1394, located at 910 Montana Street. Staff recommends Approval.

9. [18-5051](#) ZONING CASE # Z2018288 CD (Council District 5): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 19, Block 4, NCB 8884, located at 2615 Lombrano Street. Staff recommends Approval.
10. [18-5045](#) ZONING CASE # Z2018289 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 1, NCB 13335, located at 1604 West Terra Alta Drive. Staff recommends Approval.
11. [18-5046](#) ZONING CASE # Z2018290 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.21 acres out of NCB 15826, generally located southwest of the Eisenhower Road and Tranquil Dawn intersection. Staff recommends Approval.
12. [18-5047](#) ZONING CASE # Z2018291 S (Council District 10): 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 Bar/Tavern without cover charge 3 or more days per week on 0.2464 acres out of NCB 12104, located at 2510 Nacogdoches Road. Staff recommends Approval.

13. [18-5048](#) 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" Office High Rise Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3NA MLOD-1 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 MLOD-1 MLR-1 AHOD" Residential Mixed 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.
14. [18-4946](#) ZONING CASE # Z2018293 S (Council District 8): A request for a change in zoning from "MF-50 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Sport Court(s) - Outdoor Uses Permitted on 7.541 Acres out of NCB 15825, generally located west of the intersection of Vance Jackson Road and UTSA Boulevard. Staff recommends Approval.
15. [18-5038](#) ZONING CASE # Z2018294 CD (Council District 7): 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 Conditional Use for four (4) Residential Dwellings on 0.3511 acres out of NCB 8361, located at 1710 Donaldson Avenue. Staff recommends Approval.
16. [18-5057](#) ZONING CASE # Z2018295 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 9, Block B, NCB 632, located at 230 Cactus Street. Staff recommends Approval.

17. [18-5043](#) ZONING CASE # Z2018296 HL (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R HL AHOD" General Commercial Restrictive Alcoholic Sales Historic Landmark Airport Hazard Overlay District on Lot 13, Lot 14, and Lot 15, NCB 6815, located at 1603 South Hackberry Street. Staff recommends Approval.

18. [18-5102](#) Consideration of the August 7, 2018 Zoning Commission Minutes

19. [18-5103](#) Consideration of the August 21, 2018 Zoning Commission Minutes

Director's Report:

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.

**Language interpreters are available at the meeting.
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