

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, September 18, 2018**

**1:00 PM**

**1901 S. Alamo St.**

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### 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	Suren Kamath - District 4
John Bustamante - District 5	Oscar Rosalez - District 6
Robert Sipes – District 7	Patricia Gibbons – District 9
Joe Nix - District 10	Gayle McDaniel – District Mayor

12:30 p.m. - Work Session - Briefing and discussion of IDZ Code Updates. 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. [18-5280](#) (Continued from 09/04/18) 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.

2.     [18-5270](#)     (Continued from 09/04/18) 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.
  
3.     [18-5271](#)     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)
  
4.     [18-5204](#)     ZONING CASE # Z2018262 (Council District 4): 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 and "C-3 S MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Wireless Telecommunications System to "MHP MLOD-2 MLR-1 AHOD" Manufactured Housing Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 13.530 acres out of NCB 11212, located at 9040, 9042, 9048 Somerset Road. Staff recommends Denial. (Associated Plan Amendment 18082)

5.     [18-5240](#)     ZONING CASE # Z2018279 HL (Council District 2): A request for a change in zoning from "MF-33 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District to "MF-33 HL NCD-6" Multi-Family Historic Landmark Mahncke Park Neighborhood Conservation District on Lots 19, 20, 21 and 22, Block 12C, NCB 1085, located at 615 Eleanor Avenue. Staff recommends Approval.
  
6.     [18-5205](#)     ZONING CASE # Z2018297 CD (Council District 1): A request for a change in zoning from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Repair Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 18, Block 1, NCB 12656, located at 4622 West Avenue. Staff recommends Approval.
  
7.     [18-5206](#)     ZONING CASE # Z018298 S (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.052 acres out of NCB 10734, located at 323 Rice Road. Staff recommends Approval.
  
8.     [18-5279](#)     ZONING CASE # Z2018299 (Council Districts 8,9, and 10): A request to apply "MLOD-1" Camp Bullis Military Lighting Overlay District with the applicable "MLR-1" Military Lighting Region of 0-3 miles for properties within 0-3 miles of the Base and "MLR-2" Military Lighting Region of 3-5 miles for properties within 3-5 miles of the Military Base as a zoning overlay district to the current Zoning Districts on Multiple Lots, generally located on multiple addresses extending from the boundaries surrounding Camp Bullis for a radius of 5 miles. Staff recommends Approval.
  
9.     [18-5207](#)     ZONING CASE # Z2018300 CD (Council District 5): A request for a change in zoning from "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Duplex to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Triplex on west 50 feet of the south 140-feet of Lot 10, Block 4, NCB 3731, located at 325 Sims Avenue. Staff recommends Approval.

10.     [18-5246](#)     ZONING CASE # Z2018301 (Council District 8): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 19140 and 0.0904 acres out of NCB 19140, located at 8310 Ewing Halsell Drive. Staff recommends Approval.
  
11.     [18-5242](#)     ZONING CASE # Z2018302 (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-1" Light Commercial District on 5.00 acres out of NCB 4167-2, located at 3628 South Loop 1604 East. Staff recommends Approval.
  
12.     [18-5238](#)     ZONING CASE # Z2018303 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "C-3" General Commercial District, a Microbrewery, and Bar/Tavern with and without cover charge 3 or more days per week on Lot 7 and Lot 8, and Lot 20 and Lot 21, Block 3, NCB 2567, located at 227 East Cevallos Street. Staff recommends Approval.
  
13.     [18-5239](#)     ZONING CASE # Z2018304 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "C-3" General Commercial District, Microbrewery, and Bar/Tavern with and without cover charge 3 or more days per week on Lots 9, 10, 22, and 23, Block 3, NCB 2567, located at 231 East Cevallos Street. Staff recommends Approval.
  
14.     [18-5247](#)     ZONING CASE # Z2018306 S (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "R-6 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 19 and Lot 20, Block 12, NCB 4069B, located at 4107 Mickey Road. Staff recommends Approval.

15.     [18-5248](#)     ZONING CASE # Z2018307 CD (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Stone Curing and Monument Manufacturing on Lot 21 NCB 15628, located at 5443 Hillburn Drive. Staff recommends Approval.
  
16.     [18-5154](#)     ZONING CASE # Z2018308 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 3A and Lot 3B, Block 2, NCB 6336 and Lot 4A and Lot 4B, Block 2, NCB 6336, located at 1011 Gibbs Street and 1015 Gibbs Street. Staff recommends Approval.
  
17.     [18-5155](#)     ZONING CASE # Z2018309 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on 0.4304 acres out of NCB 11889, located at 106 East Sunset Road. Staff recommends Approval.
  
18.     [18-5156](#)     ZONING CASE # Z2018310 (Council District 3): A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, Block 1, NCB 7645, located at 514 Kendalia Avenue. Staff recommends Approval.
  
19.     [18-5369](#)     Consideration of the September 4, 2018 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.

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For more information call (210) 207-6044.

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