

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 20, 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. [18-6336](#) (Continued from 11/06/18) ZONING CASE # Z2018338 CD (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on the south 102-feet of Lot 1, Block 218, NCB 3945, the south 93-feet of Lot 2, Block 218, NCB 3945, and the south 100-feet of Lot 3, Block 218, NCB 3945, located at 1731, 1735, and 1739 West Hildebrand. Staff recommends Approval.

2. [18-6337](#) (Continued from 11/06/18) ZONING CASE # Z2018345 CD (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 to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for (4) Four Residential Units on Lot 9 and Lot 10, Block 2, NCB 14355, located at 5747 McDavitt Road. Staff recommends Approval.

3. [18-6338](#) (Continued from 11/06/18) ZONING CASE # Z2018348 CD (Council District 8): A request for a change in zoning from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 CD MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway and Babcock Road intersection. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18103)

4. [18-6339](#) (Continued from 11/06/18) ZONING CASE # Z2018350 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on West 66-feet of the South 150-feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18104)

5. [18-6340](#) (Continued from 11/06/18) ZONING CASE # Z2018341 (Council Districts 2, 3, and 10): A request to update 35.339.04 of Chapter 35, Unified Development Code, Military Lighting Overlay Districts, Designation Criteria to include Martindale Army Air Field and 35.339.05 (c) to add Martindale Army Air Field (MSAO-2) and to apply Zoning Overlays on multiple lots, generally located on multiple addresses extending within 5 miles from the perimeter boundaries surrounding Martindale Army Airfield for "MLOD-3" Martindale Military Lighting Overlay District with applicable "MLR-1" Military Lighting Region 1 for properties within 3 miles from the boundary of Martindale Army Airfield and "MLR-2" Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Martindale Army Airfield and "MSAO-2" Martindale Military Sound Attenuation Overlay District to the base zoning district for property located up to 5 miles from the boundary of Martindale Army Airfield. Staff recommends Approval.

6. [18-6372](#) ZONING CASE # Z2018354 (Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "FR MLOD-2 MLR-1 AHOD" Farm and Ranch Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-12, Lot P-54A, and Lot P-55, NCB 17364, located at 9120 New Laredo Highway. Staff recommends Approval.

7. [18-6373](#) ZONING CASE # Z2018355 S (Council District 6): A request for a change in zoning from "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 "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities on Lot 1 and Lot 2, Block 2, NCB 13953, located at 5418 and 5422 Enrique M. Barrera Parkway. Staff recommends Approval.

8. [18-6374](#) ZONING CASE # Z2018356 CD (Council District 5): 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 to "R-6 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 two (2) residential dwelling units on Lot 9, Block 4, NCB 8884, located at 3122 West Laurel Street. Staff recommends Approval.

9. [18-6257](#) ZONING CASE # Z2018357 (Council District 1): A request for a change in zoning from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Two-Family Dwellings to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3 and Lot 4, NCB 11877, located at 8107 Janda Susan Road. Staff recommends Approval.

10. [18-6343](#) ZONING CASE # Z2018358 (Council District 5): A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 10, Lot 11, and Lot 12, Block 6, NCB 7405, located at 520 and 522 Queretaro Street. Staff recommends Approval.

11. [18-6235](#) ZONING CASE # Z-2018-900001 CD (Council District 1): 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 (4) Four Residential Dwelling Units on Lot 26 and Lot 27, Block 3, NCB 6557, located at 117 East Norwood Court. Staff recommends Approval.

12. [18-6306](#) ZONING CASE # Z-2018-900002 (Council District 4): A request for a change in zoning from "PUD R-6 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 block of Heritage Farm. Staff recommends Approval.
13. [18-6307](#) ZONING CASE # Z-2018-900003 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family residential uses not to exceed 21 units per acre and uses permitted in "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District, "C-2" Commercial District, Fitness/Health Club, Gymnasium, Natatorium, Sport Court – Outdoor Uses Permitted, Hotel, Bar/Tavern, Microbrewery, Nightclub without Cover Charge Three (3) or more days per week, and a Winery with Bottling, on Lot 11 and Lot 2, Block 4, NCB 2568, located at 415 East Cevallos Street. Staff recommends Approval.
14. [18-6344](#) ZONING CASE # Z-2018-900004 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a single-family residential unit on Lot 19, NCB 3053, located at 130 Valero Street. Staff recommends Approval.
15. [18-6258](#) ZONING CASE # Z-2018-900006 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900002)

16. [18-6259](#) 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.
17. [18-6308](#) 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, Block 15, NCB 1292, located at 111 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900004)
18. [18-6303](#) ZONING CASE # Z-2018-900009 (Council District 6): A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 S MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Medical Clinic on Lot 6, Block 8, NCB 15570, located at 7322 West Military Drive. Staff recommends Approval.
19. [18-6375](#) ZONING CASE # Z-2018-900011 (Council District 3): 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 0.0904 acres out of NCB 8663, located at 6630 South Flores Street. Staff recommends Approval.

20. [18-6376](#) ZONING CASE # Z-2018-900018 HL (Council District 1): A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-6 HL UC-5 AHOD" Residential Single-Family Historic Landmark McCullough Avenue Urban Corridor Airport Hazard Overlay District on Lot 4, Block 5, NCB 2995, located at 314 East Ashby Place. Staff recommends Approval.
21. [18-6261](#) ZONING CASE # Z-2018-900019 H (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 H AHOD" Residential Single-Family Greenlawn Estates Historic Airport Hazard Overlay District on 28.9 acres out of NCB 8417, located on various properties on Greenlawn Drive. Staff recommends Approval.
22. [18-6379](#) Consideration of the November 6, 2018 Zoning Commission Minutes.

Director's Report: Update on IDZ CCR

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).