

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, December 18, 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. [19-1047](#) ZONING CASE # Z-2018-900040 ERZD (Council District 8): A request for a change in zoning from “PUD MF-18 MLOD-1 MLR-2” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and “PUD MF-18 MLOD-1 MLR-2 ERZD” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District to “PUD MF-18 MLOD-1 MLR-2” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and “PUD MF-18 MLOD-1 MLR-2 ERZD” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a reduced perimeter setback of 10-feet on 3.738 acres out of NCB 17403, generally located west of the intersection of Beckwith Boulevard and Vance Jackson Road. Staff recommends Approval.

2. [19-1117](#) (Continued from 12/04/18) ZONING CASE # Z-2018-900005 (Council District 1): A request for a change in zoning from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900008)

3. [19-1118](#) (Continued from 12/04/18) ZONING CASE # Z-2018-900035 (Council District 1): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District on 0.332 acres out of NCB 1002, located at 916 and 922 East Elmira Street. Staff recommends Approval.

4. [18-6901](#) ZONING CASE # Z2018146 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 7.2430 acres out of NCB 12116, located at 9219 Towering Oaks Street. Staff recommends Approval.
5. [19-1031](#) ZONING CASE # Z-2018-900020 CD (Council District 9): A request for a change in zoning from "O-2 MLOD-1 MLR-2 AHOD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Office/Warehouse (Flex Space) on 1.07 acres out of NCB 17862, located at 14501 Blanco Road. Staff recommends Approval.
6. [18-6898](#) ZONING CASE # Z-2018-900023 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Fifteen (15) Townhomes on Lots 45 through 52 and the East 17-feet of Lot 44, Block 15, NCB 1597, located at 133 Vine Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900016)
7. [19-1036](#) ZONING CASE # Z-2018-900025 (Council District 3): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District on Lot 36, Lot 39, Lot 41, Lot 42, and Lot 43, Block 3, NCB 10107, located in the 3400 Block of Pleasanton Road. Staff recommends Approval.

8. [19-1057](#) ZONING CASE # Z-2018-900028 (Council District 1): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units on Lot 1F-4F, 6F, 7F, 8F and the West 20 feet of Lot 5F and the West 6 feet of the East, NCB 2739, located at 608 Labor Street. Staff recommends Approval.

9. [19-1030](#) ZONING CASE # Z-2018-900029 (Council District 7): 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 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff recommends Denial, with an Alternate Recommendation.

10. [18-6903](#) ZONING CASE # Z-2018-900037 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "RM-5 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 26, Block 3, NCB 3032, located at 119 Cincinnati Avenue. Staff recommends Denial.

11. [19-1035](#) ZONING CASE # Z-2018-900041 (Council District 1): A request for a change in zoning from RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Urban Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with use permitted in "C-2" Commercial District and "MF-40" Multi-Family District and "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Urban Corridor Airport Hazard Overlay District with use permitted in "C-2" Commercial District and "MF-40" Multi-Family District on Lot 13, Block 4, NCB 830, located at 923 East Elmira Street. Staff recommends Approval.

12. [19-1037](#) ZONING CASE # Z-2018-900042 (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District on Lot 16, Block 2, NCB 6112, located at 721 Montezuma Street. Staff recommends Approval.
13. [18-6902](#) ZONING CASE # Z-2018-900044 CD (Council District 3): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on North 87.2 feet of the South 123 feet of Lot 1, North 37.2 feet of the South 73 feet of Lot 2 and North 162 feet of Lot 3, Block 18, NCB 7692, located at 6014 South Flores Street. Staff recommends Approval.
14. [18-6899](#) ZONING CASE # Z-2018-900045 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard overlay District and "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 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 Noncommercial Parking Lot, and "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff recommends Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment PA2018-900014)

15. [19-1040](#) ZONING CASE # Z-2018-900047 (Council District 2): A request for a change in zoning from “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-6” Residential Mixed District on Lot 5, Lot 7, Lot 9 and Lot 11, Block 10, NCB 481, located at 1216 Austin Street. Staff recommends Approval.
16. [19-1048](#) ZONING CASE # Z-2018-900048 CD (Council District 6): 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 and “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-2 CD MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on 0.771 acres out of NCB 17647, generally located at the intersection of West Loop 1604 and West Military Drive. Staff recommends Approval.
17. [19-1041](#) ZONING CASE # Z-2018-900049 CD (Council District 1): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with Conditional Use for Electric Repair-Heavy Equipment on 1.267 acres out of NCB 10115, located at 1031 Basse Road. Staff recommends Approval.
18. [19-1032](#) ZONING CASE # Z-2018-900052 (Council District 4): A request for a change in zoning from “C-2 CD MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 19603, generally located at Seascape and Potranco Road. Staff recommends Approval.

19. [19-1039](#) ZONING CASE # Z-2018-900053 (Council District 4): 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 CD MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for Auto Light Truck and Repair on Lot 10, Block 1, NCB 19603, generally located at Seascapes and Potranco Road. Staff recommends Approval.
20. [19-1045](#) ZONING CASE # Z-2018-900054 (Council District 7): A request for a change in zoning from “R-6” Residential Single-Family District to “R-6 CD” Residential Single-Family District with Conditional Use for a Daycare on Lot 1, Block 2, NCB 18315, located at 7700 Tezel Road. Staff recommends Approval.
21. [19-1043](#) ZONING CASE # Z-2018-900055 HL (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and “C-3 S MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower to "I-1 HL MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and “C-3 S HL MLOD-2 MLR-2 AHOD” General Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower on 1.7684, NCB 18, located at 905 Nogalitos Street. Staff recommends Approval.
22. [19-1044](#) ZONING CASE # Z-2018-900056 HL (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 6, Block 29, NCB 6661, located at 1322 McKinley Avenue. Staff recommends Approval.

23. [19-1038](#) ZONING CASE # Z-2018-900060 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "C-3NA" General Commercial Nonalcoholic Sales District on the south 146.1 feet of the north 282 feet of Lot Track A, NCB 10739, located at 1463 South W.W. White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900017)
24. [19-1046](#) ZONING CASE # Z-2018-900061 (Council District 10): A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on 5.00 acres out of NCB 15911, generally located northeast of the intersection of Schertz Road and North Weidner Road. Staff recommends Approval.
25. [19-1068](#) Consideration and approval of the November 20, 2018 Zoning Commission Minutes.
26. [19-1069](#) Consideration and approval of the December 3, 2018 Zoning Commission Minutes.

Director's Report: Election of Officers to be scheduled in January 2019

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 esta-cionamiento. 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).