

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, February 5, 2019**

**1:00 PM**

**1901 S. Alamo St.**

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### ZONING COMMISSIONERS

**Joy McGhee - District 3, Chair**

**Ba'Ron Head - District 2, Vice-Chair**

**John Bustamante - District 5, Pro-Tem**

**Sofia Lopez - District 1**

**Dr. Francine Romero - District 8**

**Robert Sipes – District 7**

**Joe Nix - District 10**

**Suren Kamath - District 4**

**Oscar Rosalez - District 6**

**Patricia Gibbons – District 9**

**Gayle McDaniel – District Mayor**

11:00 a.m. - Work Session - Unconscious Bias Training, Alejandra Lopez, Interim Director, Zan Gibbs, Equity Manager, Office of Equity - Staff briefing on Mahncke Park Neighborhood Conservation District (NCD) updates and 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. [19-1759](#) (POSTPONED) 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 1.269 acres out of NCB 17862, located at 14501 Blanco Road.

2.     [19-1892](#)     (POSTPONED) ZONING CASE # Z-2018-900034 (Council District 1): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District and "C-3" General Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-70" Multi-Family District, and "C-2" Commercial District on 1.5681 acres out of Portions of NCB 3028 and 6859, located at 252 and 309 West Josephine Street.
  
3.     [19-1707](#)     (WITHDRAWN) ZONING CASE # Z-2018-900081 CD (Council District 7): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting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 a Bingo Parlor on 1.07 acres out of NCB 11513, located at 1331 Bandera Road.
  
4.     [19-1798](#)     (Continued from 01/15/19) ZONING CASE # Z-2018-900051 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 9.490 acres out of NCB 14615, located at 12735 Woller Road. Staff recommends Approval.

5. [19-1799](#) (Continued from 01/15/19) ZONING CASE # Z2018346 (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 and "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 for an office, auto light truck repair, and uses permitted in "C-2P" Commercial Pedestrian District and "R-4" Residential Single-Family District on 0.38 acres out of NCB 6128, generally located Southwest of Colima Street and South Zarzamora Street. Staff recommends Denial. (Associated Plan Amendment PA18102)
6. [19-1803](#) (Continued from 01/15/19) ZONING CASE # Z-2018-900039 (Council District 5): A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial 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 Multi-family uses not to exceed 200 units on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900011)

7.     [19-1795](#)     (Continued from 01/15/19) 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.
8.     [19-1768](#)     (Continued from 01/15/19) ZONING CASE # Z-2018-900062 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 Region 2 Airport Hazard Overlay District to  
"C-2 CD AHOD MLOD-2 MLR-2" Commercial Lackland Military  
Lighting Overlay Military Region 2 Airport Hazard Overlay District  
with Conditional Use for a Tattoo Parlor/Studio on Lot 23 and Lot 24,  
Block 9, NCB 3912, located at 308 Espinosa Street. Staff recommends  
Approval, pending Plan Amendment. (Associated Plan Amendment  
PA-2018-900018)
9.     [19-1769](#)     (Continued from 01/15/19) ZONING CASE # Z-2018-900063  
(Council District 7): A request for a change in zoning from "R-6  
AHOD" Residential Single-Family Airport Hazard Overlay District to  
"C-2 AHOD" Commercial Airport Hazard Overlay District on 0.703  
acres out of NCB 17957, located at 8373 Eckhert Road. Staff and  
Zoning Commission recommend Approval.

10.     [19-1698](#)     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 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "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 0.636 acres out of NCB 7692, located at 6014 South Flores Street. Staff recommends Approval.
11.     [19-1675](#)     ZONING CASE # Z-2018-900069 (Council District 1): A request for a change in zoning from “RM-4 H AHOD” Residential Mixed Lavaca Historic Airport Hazard Overlay District to “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multifamily uses not to exceed 73 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar E. Chavez Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900022)
12.     [19-1699](#)     ZONING CASE # Z-2018-900071 (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 to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.249 acres out of NCB 8096, located at 1601 Castroville Road. Staff recommends Approval.
13.     [19-1697](#)     ZONING CASE # Z-2018-900073 (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Region 1 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Region 1 Airport Hazard Overlay District for four (4) residential dwelling units on Lot 6, Lot 7 and Lot 8, Block 13, NCB 8096, located at 1413 Romero Street. Staff recommends Denial, with Alternate Recommendation.

14. [19-1734](#) ZONING CASE # Z-2018-900074 CD (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 19, Block 6, NCB 1277, located at 1927 Interstate Highway 35 North. Staff recommends Approval.
15. [19-1731](#) ZONING CASE # Z-2018-900075 CD (Council District 2): A request for a change in zoning from "MF-33 UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard Overlay District and "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "MF-33 CD UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office and "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office on 0.2169 acres out of NCB 6138, located at 123 Parland Place. Staff recommends Approval.
16. [19-1696](#) ZONING CASE # Z-2018-900076 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900024)
17. [19-1733](#) ZONING CASE # Z-2018-900077 CD (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales (Full Service) on Lot 11, Block 2, NCB 12524, located at 3951 Eisenhower Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2018-900023)

18.     [19-1694](#)     ZONING CASE # Z-2018-900078 (Council District 5): 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 "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 50 feet of Lot 7, and Lot 8-11, Block 11, NCB 2250, located at 323 North Zarzamora Street. Staff recommends Denial.
19.     [19-1692](#)     ZONING CASE # Z-2018-900079 (Council District 1): A request for a change in zoning from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-7E MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.684 acres out of NCB 918, located at 514 West Cevallos Street. Staff recommends Approval.
20.     [19-1695](#)     ZONING CASE # Z-2018-900080 (Council District 5): A request for a change in zoning from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 22, Block 12, NCB 8159, located at 4043 San Fernando Street. Staff recommends Approval.
21.     [19-1708](#)     ZONING CASE # Z-2018-900082 CD (Council District 7): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Party House, Reception Hall, Meeting Facility on 3.430 acres out of NCB 11780, located at 2823 Hillcrest Drive. Staff recommends Approval.



22. [19-1732](#) ZONING CASE # Z-2018-900083 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service) on 1.7484 acres out of NCB 30 and 6583, located at 1510 Hoefgen Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900026)
23. [19-1811](#) Consideration of the January 15, 2019 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.

**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).**



