

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, February 19, 2019

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

Joy McGhee - District 3, Chair

Ba'Ron Head - District 2, Vice -Chair

John Bustamante - District 5, Pro-Tem

Sofia Lopez - District 1

Oscar Rosalez - District 6

Robert Sipes – District 7

Joe Nix - District 10

Suren Kamath - District 4

Dr. Francine Romero – District 8

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. [19-2040](#) Consideration of an amendment to the Unified Development Code (UDC) to update Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-6" Mahncke Park Neighborhood Conservation District.

2. [19-1801](#) (Continued from 01/15/19) ZONING CASE # Z-2018-900017
(Council District 1): A request for a change in zoning from “C-2NA NCD-2 AHOD” Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “O-1 IDZ NCD-2 AHOD” Office Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater - Indoor With Two or less Screens And/Or Stages, and Studio - Fine or Performing Arts on 0.411 acres out of NCB 1891, located at 741 and 725 West Ashby Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900013)

3. [19-1805](#) (Continued from 01/15/19) ZONING CASE # Z2018-900065 (Council District 2): A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single Family Airport Hazard Overlay District located on 66.47 acres out of NCB 16555, northwest of North Graytown Road and Boenig Drive. Staff recommends Approval.

4. [19-1916](#) (Continued from 02/05/19) ZONING CASE # Z-2018-900044 CD (Council District 3): Ordinance amending the Zoning District Boundary 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.

5. [19-1969](#) 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, and "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, Multi-Family uses not to exceed 74 units per acre, and "C-2" Commercial District on 1.1644 acres out of NCB 3028, located at 246 and 252 West Josephine Street and 323, 327, and 331 West Grayson Street. Staff recommends Approval.

6. [19-1960](#) ZONING CASE # Z-2018-900084 (Council District 1): A request for a change in zoning from "I-1 S RIO-7D AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for Candle Manufacturing to "MF-65 RIO-7D AHOD" High Density Multi-Family River Improvement Overlay Airport Hazard Overlay District on 1.4457 acres out of NCB 921, located at 918 South Laredo Street. Staff recommends Approval.

7. [19-1964](#) ZONING CASE # Z-2018-900085 CD (Council District 3): A request for a change in zoning from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 CD MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home 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 Funeral Home with Stone Curing-Monument Manufacturing/Storage on Lot 13, NCB 8205, located at 432 Boswell Street. Staff recommends Approval.

8. [19-1972](#) ZONING CASE # Z-2018-900087 S (Council District 2): A request for a change in zoning from "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System and "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 and NCB 11638, located at 323 Rice Road. Staff recommends Approval.

9. [19-1961](#) ZONING CASE # Z-2019-10700001 S (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 S AHOD" Residential Mixed Airport Hazard Overlay District with Specific Use Authorization for a Daycare Center on Lot B, Block E, NCB 646, located at 611 Virginia Boulevard. Staff recommends Approval.
10. [19-1962](#) ZONING CASE # Z-2019-10700003 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 27 and Lot 28, Block 53, NCB 1626, located at 323 Denver Boulevard. Staff recommends Approval.
11. [19-1963](#) ZONING CASE # Z-2019-10700004 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Dance Hall on Lot 43, NCB 11880, located at 8123 Broadway Street. Staff recommends Approval.
12. [19-1970](#) ZONING CASE # Z-2019-10700005 CD (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on Lot 2, Block 10, NCB 2994, located at 507 East Ashby Place. Staff recommends Approval.
13. [19-1971](#) ZONING CASE # Z-2019-10700006 (Council District 2): A request to assign zoning for property Outside the City Limits to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 45.637 acres out of NCB 5088, located at 10925 Green Road. Staff recommends Approval.

14. [19-1973](#) ZONING CASE # Z-2019-10700007 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for six (6) residential dwelling units on 0.310 acres out of NCB 6523, located at 1024 Blanco Road. Staff recommends Approval.
15. [19-1974](#) ZONING CASE # Z-2019-10700008 (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 to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution on Lot 13, Block 4, NCB 2820, located at 502 North Zarzamora Street. Staff recommends Approval.
16. [19-1980](#) ZONING CASE # Z-2019-10700009 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 three (3) residential dwelling units on Lot 25, Block 19, NCB 2016, located at 1806 West Ashby Place. Staff recommends Denial.
17. [19-2043](#) Consideration and approval of the February 5, 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)