

# City of San Antonio



## **AGENDA** **Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

---

**Tuesday, March 5, 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 Suren Kamath - District 4**

**Oscar Rosalez - District 6 Dr. Francine Romero – District 8**

**Robert Sipes – District 7 Patricia Gibbons – District 9**

**Joe Nix - District 10 Gayle McDaniel – District Mayor**

11:30 a.m. - Work Session - Staff briefing on proposed Mahncke Park Neighborhood Conservation District amendments, 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. [19-2378](#) (Continued from 02/19/19) 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)
  
2. [19-2379](#) (Continued from 02/19/19) 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.
  
3. [19-2063](#) (Continued from 02/05/19) 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.

4. [19-2380](#) (Continued from 02/19/19) 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.
  
5. [19-2381](#) (Continued from 02/19/19) 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.
  
6. [19-2387](#) ZONING CASE # Z-2018-900086 HL (Council District 1): A request for a change in zoning from "C-1 NCD-2 AHOD" Light Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "C-1 HL NCD-2 AHOD" Light Commercial Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District, on the east 18.59 feet of the North 105.73 feet of Lot 7, and the North 105.73 feet of Lot 8, Block 5, NCB 1877, located at 800 West Russell Place. Staff recommends Approval.
  
7. [19-2390](#) ZONING CASE # Z-2019-10700002 HL (Council District 1): A request for a change in zoning from "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "MF-33 HL NCD-2 AHOD" Multi-Family Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the East 7.18 feet of South 29 feet of Lot 6, South 33 feet of Lot 7 and Lot 8 and ARB A16, Block 5, NCB 1877, located at 2511 North Flores Street. Staff recommends Approval.

8. [19-2272](#) ZONING CASE # Z-2019-10700010 (Council District 6): A request for a change in zoning from "C-3 GC-2 MLOD-2 AHOD" General Commercial Texas Highway 151 Gateway Corridor 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 "MF-25 GC-2 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and Lot 4, Block 6, NCB 17640, located in the 1900 to 2100 block of North Ellison Drive. Staff recommends Approval.
9. [19-2276](#) ZONING CASE # Z-2019-10700011 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.226 acres out of NCB 767, located at 603 West Euclid Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600001)
10. [19-2274](#) ZONING CASE # Z-2019-10700012 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zonie Airport Hazard Overlay District for four (4) residential dwelling units on 0.1659 acres out of NCB 618, located at 412 South Hackberry Street. Staff recommends Denial.
11. [19-2275](#) ZONING CASE # Z-2019-10700013 (Council District 2): A request for a change in zoning from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Stone Monument Retail and Wholesale with Outdoor Display and Storage of Merchandise to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for four (4) residential units on Lot 11, Block 8, NCB 583, located at 321 North Hackberry Street. Staff recommends Approval.

12. [19-2277](#) ZONING CASE # Z-2019-10700014 (Council District 4): A request for a change in zoning from “MI-1 S MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and “MI-1 MLOD-2 MLR-2 AHOD” Mixed Light Industrial 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 122.092 acres, “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.527 acres and “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres, on 135.092 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600002)
13. [19-2402](#) ZONING CASE # Z-2019-10700015 (Council District 5): A request for a change in zoning from “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single Family District and "NC" Neighborhood Commercial District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on Lot 4 and Lot 5, NCB 2569, located at 242 East Cevallos Street. Staff recommends Approval.
14. [19-2403](#) ZONING CASE # Z-2019-10700016 CD (Council District 3): A request for a change in zoning from “C-2 MLOD-3 MLR-1 AHOD” Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2 CD MLOD-3 MLR-1 AHOD” Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 1, Block 1, NCB 12897, located at 4918 Rigsby Avenue. Staff recommends Approval.

15. [19-2406](#) ZONING CASE # Z-2019-10700017 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Light Intensity Infill Development Zone Airport Hazard Overlay District for five (5) residential dwelling units on 0.1490 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-16000004)
16. [19-2407](#) ZONING CASE # Z-2019-10700018 CD (Council District 4): 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 four (4) residential dwelling units on Lot 10, Block 37, NCB 8926, located at 838 Peabody Avenue. Staff recommends Approval.
17. [19-2386](#) ZONING CASE # Z-2019-10700020 (Council District 2): A request for a change in zoning from "C-3 S MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Transitional Home to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, on 2.721 acres out of NCB 14525, located at 4703 Goldfield Drive. Staff recommends Approval.
18. [19-2391](#) ZONING CASE # Z-2019-10700021 (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 "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the West 50 feet of Lot 715, NCB 9484, located at 115 Ware Boulevard. Staff recommends Approval.

19. [19-2392](#) ZONING CASE # Z-2019-10700022 CD (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than sixteen (16) residents, on Lot 2, Block 22, NCB 12282, located at 4618 Manitou Drive. Staff recommends Approval with conditions.
20. [19-2423](#) Consideration of the February 19, 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).**

