

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 2, 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

Sarah Olivarez - 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

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. [19-3022](#) POSTPONED (Continued from 03/19/19) ZONING CASE # Z-2019-10700032 (Council District 4): A request for a change in zoning from “NP-8 MLOD-2 MLR-2 AHOD” Neighborhood Preservation 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 106.01 acres out of CB 4300, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval.

2. [19-2641](#) (Continued from 03/05/19) 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.

3. [19-2824](#) (Continued from 03/05/19) 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.

4. [19-3023](#) (Continued from 03/19/19) 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)

5. [19-3021](#) (Continued from 03/19/19) ZONING CASE # Z-2019-10700025
(Council District 6): 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 “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 37.713 acres out of NCB 16115, generally located southeast of the intersection of Cinema Ridge and Southridge Drive. Staff recommends Approval.

6. [19-2847](#) 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 and South Zarzamora. Staff recommends Denial. (Associated Plan Amendment 18102)

7. [19-2843](#) ZONING CASE # Z-2019-10700030 CD (Council District 10): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 1, Block 29, NCB 16829 and Lot P-76K and Lot P-133A, NCB 15688, located at 12920 Scarsdale Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600017)

8. [19-2846](#) ZONING CASE # Z-2019-10700034 CD (Council District 2): A request for a change in zoning from "C-3NA MLOD-3 MLR-2 " General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for Alcohol Distillation, Storage, and Tasting Room on Lot 22, Block 6, NCB 1194, located at 2701 Dignowity Avenue. Staff recommends Approval.

9. [19-2870](#) ZONING CASE # Z-2019-10700035 (Council District 2): A request for a change in zoning from "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1, Block 1, NCB 18273, located at 6325 U.S. Highway 87 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600011)

10. [19-2845](#) ZONING CASE # Z-2019-10700036 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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay with Conditional Use for Auto and Light Truck Repair on 0.2030 acres out of NCB 15655, located at 4928 and 4932 West Military Drive. Staff recommends Approval.

11. [19-2869](#) ZONING CASE # Z-2019-10700037 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District out of 39.114 acres out of NCB 17630, generally located at the intersection of Rittiman Road and Seguin Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600012)

12. [19-2844](#) ZONING CASE # Z-2019-10700038 CD (Council District 3): A request for a change in zoning from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Cabinet or Carpenter Shop on Lot A, Block 3, NCB 2978, located at 958 Steves Avenue. Staff recommends Approval.
13. [19-2807](#) ZONING CASE # Z-2019-10700039 HL (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 HL MLOD-3 MLR-2 AHOD" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 24 and the West 30 feet of Lot 25, Block 38, NCB 3306, located at 843 Rigsby Avenue. Staff recommends Approval.
14. [19-2892](#) ZONING CASE # Z-2019-10700044 (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 11.972 acres out of NCB 8644, generally located south of the intersection of Jones Maltsberger Road and Wurzbach Parkway. Staff recommends Approval.

15. [19-2891](#) ZONING CASE # Z-2019-10700045 (Council District 6): A request for a change in zoning from "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development 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 5.197 acres out of NCB 17876, located at the 10100 block of Hunt Lane at Ingram Road. Staff recommends Approval.

16. [19-2871](#) ZONING CASE # Z-2019-10700048 (Council District 6): 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, "C-2 MLOD-2 MLR-2 AHOD," Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "C-3" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "TOD MLOD-2 MLR-2 AHOD" Transit Oriented Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.907 acres out of NCB 18288, located at 8319 Potranco Road. Staff recommends Approval.

17. [19-2968](#) Appointment of a Zoning Commission Member and Alternate to the Planning Commission Technical Advisory Committee for a two year term.

18. [19-2940](#) Consideration of the March 19, 2019 Zoning Commission Minutes

Director's Report:

Adjournment

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.

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).