

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, May 7, 2019

1:00 PM

1901 S. Alamo

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.

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

12:00 p.m. - Work Session - Briefing relating to the Extraterritorial Jurisdiction Military Protection Areas (ETJMPAs) for the Lackland and Camp Bullis areas to include proposed regulations, proposed land use categories, and proposed Interlocal Agreement with Bexar County. (Tony Felts, AICP, Interim Policy Administrator, Development Services Department).

Staff briefing on 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. [19-3576](#) (Continued from 04/02/19) 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) (Sara Serra, Planner,(210)
207-7898, sara.serra@sanantonio.gov; Development Services
Department)

2. [19-3379](#) ZONING CASE Z-2019-10700053 (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 with uses permitted for two (2) residential
dwelling units on Lot 6 and Lot 7, Block 38, NCB 1847, located at
1132 West Mistletoe Avenue. Staff recommends Approval. (Patricia
Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov,
Development Services Department)

3. [19-3830](#) ZONING CASE Z-2019-10700057 (Council District 4): A request for a change in zoning from "MI-2 S MLOD-2 MLR-1 AHOD" Mixed Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for an Airport, Non-Governmental to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on approximately 163.5 acres out of NCB 12608, located at 3130 General Hudnell. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

4. [19-3832](#) ZONING CASE Z-2019-10700058 (Council District 6): 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 "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-24, NCB 15329, generally located in the 500 block of Richland Hills Drive. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

5. [19-3834](#) ZONING CASE Z-2019-10700059 (Council District 2): A request for a change in zoning from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 H MLOD-3 MLR-2 AHOD" High Intensity Infill Development Zone Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF" Multi-Family District up to 75 units per acre and "C-2" Commercial District on 4.066 acres out of NCB 1257, NCB 1258, and NCB 1260, generally located in the 800-900 block of Quitman Street, 512-516 Pierce Avenue, the 1900 block of Rogers Avenue, and the 900 block of Carson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #PA2019-11600021) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
6. [19-3833](#) ZONING CASE Z-2019-10700061 (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 "C-1 MLOD-3 MLR-2 AHOD" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 1, NCB 3720, located at 3206 Clark Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
7. [19-3669](#) ZONING CASE Z-2019-10700062 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 a Conditional Use for two (2) residential dwelling units on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA-2019-11600025) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

8. [19-3671](#) ZONING CASE Z-2019-10700063 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 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 four (4) residential dwelling units on Lot 1, Lot 2 and Lot 3, Block 2, NCB 6060, located at 202 Eskimo Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
9. [19-3670](#) ZONING CASE Z-2019-10700064 CD (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial 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 District with a Conditional Use for Auto and Light Truck Repair on approximately 0.263 acres out of NCB 11260, located at 7326 New Laredo Highway. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
10. [19-3854](#) ZONING CASE Z-2019-10700065 CD (Council District 1): A request for a change in zoning from "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Veterinary Hospital - Small Animals to "RM-6 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 17, Lot 18 and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600026) (Sara Serra, Planner,(210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

11. [19-3855](#) ZONING CASE Z-2019-10700066 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 a Conditional Use for a Professional Office on Lot 32, Block 58, NCB 10567, located at 567 Cherry Ridge Drive. Staff recommends Approval. (Sara Serra, Planner,(210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)
12. [19-3856](#) ZONING CASE Z-2019-10700067 CD S (Council District 10): A request for a change in zoning from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility to "C-3 CD S AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility and Specific Use Authorization for Storage Shipping Container on the southwest 123 feet of Lot 22 and Lot 23, Block 1, NCB 16837, located at 10698 Hillpoint Drive. Staff recommends Approval, with Conditions. (Sara Serra, Planner,(210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

13. [19-3857](#) ZONING CASE Z-2019-10700073 (Council District 6): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD," Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "NP-10 GC-2 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 NA GC-2 MAOZ-2 MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Military Airport Overlay Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 GC-2 MLOD-2 MLR-1 AHOD," General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 GC-2 MAOZ-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Military Airport Overlay Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (all overlay districts remain unchanged) on 100.00 acres out of NCB 13941, located at 6245 Highway 151 and 1400 block South Callaghan. Staff recommends Approval. (Sara Serra, Planner,(210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)
14. [19-3586](#) ZONING CASE Z-2019-10700075 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District on Lots 6-58, Block 1, NCB 6725, Lots 1-38, Block 2, NCB 6726, Lots 1-74, Block 3, NCB 6727, Lots 1-40, Lot 47 and the West 4 Feet of Lot 41, Block 4, NCB 6728, generally bounded by East Hildebrand Avenue to the north, East Hollywood Avenue to the south, Shook Avenue to the east, and McCullough Avenue to the west. Staff recommends Approval. (Mary Moralez-Gonzales, Senior Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

15. [19-3587](#) ZONING CASE Z-2019-10700081 (Council District 1): A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 11-19, Block 37, NCB 9759, Lots 21-29 and Lots 31-36, Block 33, NCB 9755, Lots 21-29 and Lots 31-36, Block 28, NCB 9750, Lots 11-29, Block 24, NCB 9746, and Lots 3-10, Block 19, NCB 9741, Lots 19-22, Block 16, NCB 9705, generally bounded by Adrian Drive to the north, Croesus Street to the south, Scales Street to the east, and Vance Jackson Road to the west. Staff recommends Approval. (Mary Morales-Gonzales, Senior Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)
16. [19-3885](#) Consideration and Approval of the April 16, 2019 Zoning Commission Minutes

Director's Report:

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).