

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 21, 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. [19-3983](#) **MILITARY PROTECTION AREAS Z-2019-10700087** (Council Districts 4, 6, and 8): Consideration of the proposed Extraterritorial Jurisdiction Military Protection Area (ETJMPA) regulations for the Camp Bullis ETJMPA and Lackland ETJMPA, creation of the Comprehensive Land Use categories within the MPAs, and the Addendum to the Bexar County/COSA Master Interlocal Agreement for the ETJMPs in unincorporated Bexar County. Staff recommends Approval. (Associated Case PA-2019-11600022) (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)

2. [19-3689](#) (Continued from 04/16/19) 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. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)

3. [19-4024](#) ZONING CASE Z-2019-10700068 (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Construction Trades Contractor on Lots 35, 36 and 23, NCB 12883, located on 222, 230 and 310 Creswell Drive. Staff recommends Approval, with Conditions, pending the Plan Amendment. (Associated Plan Amendment Case PA-2019-11600019) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

4. [19-4022](#) ZONING CASE Z-2019-10700069 (Council District 1): A request for a change in zoning from “C-2 H UC-5 AHOD” Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to “IDZ-2 H UC-5 AHOD” Medium Intensity Infill Development Zone Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on the north 150.7 feet of Lot 1, Block 30, NCB 392, located at 1524 McCullough Avenue. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

5. [19-4023](#) ZONING CASE Z-2019-10700070 (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 17, Block 2, NCB 13198, located at 226 East Rhapsody Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

6. [19-4014](#) ZONING CASE Z-2019-10700072 (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 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lot 1, Block 7, NCB 7224, located at 1325 Frio City Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

7. [19-4021](#) ZONING CASE Z-2019-10700074 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Forging - Ammunition Manufacturing on 3.303 acres out of NCB 16584, located in the 6900 block of North Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600020) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

8. [19-4027](#) ZONING CASE Z-2019-10700076 (Council District 2): A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot 8B, Lot 9A, 9B and Lot 10A, Block 14, NCB 6348, located at 1138 Gibbs Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
9. [19-4122](#) ZONING CASE Z-2019-10700077 (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on the west 25-foot Lot 1, Block 1, NCB 609, located at 400 Montana Street. Staff recommends Approval. (Sara Serra, Planner (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)
10. [19-4121](#) ZONING CASE Z-2019-10700078 (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 and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 on Lot 57, Block A, NCB 11532, located at 1833 Bandera Road. Staff recommends Approval. (Sara Serra, Planner (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

11. [19-4123](#) ZONING CASE Z-2019-10700079 HE (Council District 1): A request for a change in zoning from “FBZ T5-1 RIO-2 AHOD” Form Based Zone Transect 5 River Improvement Overlay Airport Hazard Overlay District to “FBZ T5-1 HL RIO-2 AHOD” Form Based Zone Transect 5 Historic Landmark River Improvement Overlay Airport Hazard Overlay District on Lot 15, Block 30, NCB 820, located at 814 Augusta Street. Staff recommends Approval. (Sara Serra, Planner (210)207-7898, sara.serra@sanantonio.gov; Development Services Department)

12. [19-4028](#) ZONING CASE Z-2019-10700080 H (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the South 78.83 feet of Lot 14, Block 1, NCB 2075, located at 1718 North Navidad Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

13. [19-4020](#) ZONING CASE Z-2019-10700085 H (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to "C-2 H NCD-1 AHOD" Commercial Historic Landmark South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District on Lot 13, Block 31, NCB 2992, located at 118 Florida Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

14. [19-4124](#) ZONING CASE Z-2019-10700106 (Council District 4): A request to assign zoning for property located “OCL” Outside the City Limits to “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 114.402 acres out of CB 4300, generally located at Somerset Road and Fischer Road. Staff recommends Approval. (Sara Serra, Planner (210)207-7898, sara.serra@sanantonio.gov; Development Services Department)

15. [19-4029](#) ZONING CASE Z-2019-10700107 (Council District 3): A request to assign zoning for property located “OCL” Outside the City Limits to “I-2” Heavy Industrial District on Lot 4, CB 4136B, located at 4526 South Loop 1604 East. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

16. [19-4031](#) ZONING CASE Z-2019-10700109 (Council District 8): A request for a change in zoning from “C-3” General Commercial District to “MF-40” Multi-Family District on Lot P-71B and Lot P-111, NCB 14445, located at 3830 Parkdale Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

17. [19-4236](#) Consideration and Approval of the May 7, 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).