

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, June 4, 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. [19-4468](#) (POSTPONED) ZONING CASE Z-2019-10700118 HL (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 "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 17, Block 2, NCB 13198, located at 903 Huisache Avenue.

2. [19-4447](#) (POSTPONED) ZONING CASE Z-2019-10700095 (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 (4) four residential units on Lot 16 and the west 40-feet of Lot 17, Block 2, NCB 8563, located at 112 Vassar. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

3. [19-4335](#) (Continued from 05/21/19) 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)

4. [19-4341](#) (Continued from 05/21/19) 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 and Zoning Commission recommend Approval.

5. [19-4466](#) ZONING CASE Z-2019-10700084 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 16, Block 3, NCB 1172, located at 705 Sandmeyer Street. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

6. [19-4354](#) ZONING CASE Z-2019-10700086 (Council District 5): A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-4, Block 1, NCB 9023, located at 3110 South Zarzamora Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

7. [19-4355](#) ZONING CASE Z-2019-10700088 S (Council District 5): A request for a change in zoning from "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facility on Lot 50, Block 34, NCB 8072, located at 1335 South General McMullen Drive. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

8. [19-4470](#) ZONING CASE Z-2019-10700090 CD (Council District 2): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-3 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) residential units on the North 67.8 feet of Lot 9, Block 2, NCB 1028, located at 910 South Pine Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

9. [19-4469](#) ZONING CASE Z-2019-10700092 CD (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-3 MLR2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 3, Block 4, NCB 1689, located at 210 Sandmeyer Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
10. [19-4356](#) ZONING CASE Z-2019-10700093 (Council District 6): A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "PUD MF-18 MLOD-2 MLR-2 AHOD" Planned Unit Development Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on Lot 2, Block 2, NCB 18038, located in the 3300 block of Northwestern and Van Cleave Drive. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
11. [19-4357](#) ZONING CASE Z-2019-10700094 (Council District 5): A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Appliance Store to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) residential units on 0.33 acres out of NCB 2587, located at 150 Lone Star Boulevard. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

12. [19-4409](#) ZONING CASE Z-2019-10700113 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 43-46, Block 3, NCB 11287, located at 2510-2522 Clara Lane. Staff recommends Approval. (Mary Morales-Gonzales (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)
13. [19-4445](#) ZONING CASE Z-2019-10700117 HL (Council District 2): A request for a change in zoning from "IDZ-2 AHOD" Medium 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 to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark 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 the north 45-feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
14. [19-4452](#) Consideration and Approval of the May 21, 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).