

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, June 18, 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. [19-4763](#) (POSTPONED) ZONING CASE ZONING-Z-2019-10700040 CD (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family and "C-3NA CD" General Commercial Nonalcoholic Sales with a Conditional Use for a Contractor with Outside Storage to "C-3 NA CD" General Commercial Nonalcoholic Sales with Conditional Use for a Batch Plant with Outside Storage on Lots 5-13, NCB 17639, located at 5745, 5679, 5682, 5650 Easterling Drive. (Associated Plan Amendment PA 2019-11600014) (Michael Pepe, Planner, Michael.Pepe@SanAntonio.gov, Development Services, 210-207-8208)
2. [19-4764](#) (POSTPONED) ZONING CASE Z-2019-10700104 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 12 and Lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. (Associated Plan Amendment #PA-2019-11600028) (Michael Pepe, Planner, Development Services, Michael.Pepe@SanAntonio.gov, 210-207-8208)
3. [19-4479](#) ZONING CASE Z-2018-900070 S ERZD (Council District 9): A request for a change in zoning from "O-2 ERZD" Office High Rise Edwards Recharge Zone District to "C-2 S EZRD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.097 acres out of NCB 17727, located at 1552 Emerald Forest Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
4. [19-4770](#) (Continued from 05/21/19) 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. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

5. [19-4753](#) (Continued from 06/04/19) 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)
6. [19-4762](#) 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 out of CB 4301, "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 out of CB 4301 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 out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600002) (Michael Pepe, Planner, Development Services Department, Michael.Pepe@SanAntonio.gov, (210)-207-8208)

7. [19-4277](#) ZONING CASE Z-2019-10700052 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) residential dwelling units on North 92.5 Feet of Lot 8 and Lot 9, and the east 20 feet of the South 50 feet of Lot 9, Block 20, NCB 485, and the south 50 feet of Lot 8 and Lot 9, Block 20, NCB 485, located at 220 and 224 East Carson and 222 Oleander. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

8. [19-4771](#) 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 and eight (8) residential units 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)

9. [19-4513](#) ZONING CASE Z-2019-10700071 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P5-B, NCB 17978, generally located in the 2900 Block of North Foster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600031) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

10. [19-4671](#) ZONING CASE Z-2019-10700095 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 (4) four residential units on Lot 16 and the west 40-feet of Lot 17, Block 2, NCB 8563, located at 112 Vassar. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
11. [19-4755](#) ZONING CASE Z-2019-10700097 CD (Council District 5): 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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Vehicle Sales on Lot 5, Block 3, NCB 2312, located at 1918 West Commerce. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
12. [19-4757](#) ZONING CASE Z-2019-10700098 (Council District 2): A request for a change in zoning from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-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 for nine (9) residential units Lot 1 and the west 14-feet of Lot 2, Block 5, NCB 1331, located at 1702 Hays Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

13. [19-4658](#) ZONING CASE Z-2019-10700099 S (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 S MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 2 and Lot 3, NCB 15194, located in the 1300 block of Springvale Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-11600024) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
14. [19-4758](#) ZONING CASE Z-2019-10700102 CD (Council District 1): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on 0.3159 acres out of NCB 2956, located at 318 Carolina Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
15. [19-4759](#) ZONING CASE Z-2019-10700103 (Council District 4): A request for a change in zoning from “C-3R MLOD-2 MLR-1 AHOD” General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 12.18 acres out of NCB 15249, located in the 8800 Block of South West Loop 410. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

16. [19-4765](#) ZONING CASE Z-2019-10700114 CD S ERZD (Council District 9): A request for a change in zoning from "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed Use District U.S. 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MXD CD S GC-3 MLOD-1 MLR-2 ERZD" Mixed Use District U.S. 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for Outdoor Display and Specific Use Authorization for a Transportation Testing Track on 2.825 acres out of CB 4865, located at 26150 US Highway 281 North. Staff recommends Approval. (Michael Pepe, Planner, Development Services, Michael.Pepe@SanAntonio.gov, 210-207-8208)
17. [19-4825](#) 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. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
18. [19-4821](#) Consideration and Approval of the May 21, 2019 and June 4, 2019 Zoning Commission Minutes.

Director's Report:

- 1) Status of Reappointments and Appointments for the Zoning Commission.
- 2) Attendance for July 2, 2019 Zoning Commission Meeting.

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).