

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 16, 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**

11:30 a.m. - Work Session - Staff briefing on the proposed zoning of the Maruchan Texas, Inc., and San Antonio Fire Station #52 properties. Staff 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, proposed zoning districts, and proposed Interlocal Agreement with Bexar County.

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. [19-4769](#) (Continued from 05/21/19) 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: 1. Amending Chapter 35 of the City Code of San Antonio, Texas, to add a new article, Article IX, designating Extraterritorial Military Protection Areas, adopting general provisions, rules, regulations, and districts associated with the Extraterritorial Military Protection Areas which are in the manner recommended by the most recent joint land use study; 2. A Zoning Case to apply “MLOD-1” Camp Bullis Military Lighting Overlay District on multiple lots in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary of Camp Bullis and Camp Stanley with applicable “MLR-1” Military Lighting Region 1 for properties within 3 miles from the boundary of Camp Bullis and Camp Stanley and “MLR-2” Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Camp Bullis and Camp Stanley; 3. A Zoning Case to apply “MLOD-2” Lackland Military Lighting Overlay District on multiple lots in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary of Lackland Air Force Base and Lackland Medina Training Annex with applicable “MLR-1” Military Lighting Region 1 for properties within 3 miles from the boundary of Lackland/Medina Annex and “MLR-2” Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Lackland/Medina Annex; 4. A Zoning Case to apply “MSAO-3” Lackland Military Sound Attenuation Overlay on multiple lots generally south of Highway 90 and east of Loop 1604 within five miles of the boundary and adjacent to the Medina Training Annex in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas; 5. A Zoning Case to apply “AHOD” Airport Hazard Overlay District on multiple lots in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary of Lackland Air Force Base and Lackland Medina Training Annex; and 6. A Zoning Case to apply “ERZD” Edwards Recharge Zone District on multiple lots generally adjacent to Balcones Creek in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary Camp Bullis/Camp Stanley. 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. [19-5115](#) (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)
3. [19-4754](#) (Continued from 06/04/19) 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)
4. [19-5140](#) (Continued from 06/18/19) 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)

5. [19-5142](#) (Continued from 06/18/19) 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)

6. [19-5272](#) (Continued to 07/02/19) ZONING CASE Z-2019-10700110 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) residential units on Lot 65, NCB 11890, located at 367 Everest Avenue. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

7. [19-5270](#) (Continued from 07/02/19) ZONING CASE Z-2019-10700112 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 19, Block 9, NCB 2020, located at 411 Cincinnati Avenue. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment # PA2019-11600029) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

8. [19-5271](#) (Continued from 07/02/19) 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 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)
9. [19-5275](#) ZONING CASE Z-2019-10700046 (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for multi-family not to exceed 75 total units and Motor Vehicle Sales (Full Service) on Lot 2, NCB 9200, located at 4415 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600015) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
10. [19-5276](#) ZONING CASE Z-2019-10700047 (Council District 8): A request for a change in zoning from "C-2" Commercial District to “MF-33” Multi-Family District on 5.598 acres out of NCB 16350, located in the 8600 Block of Hamilton Wolfe Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

11. [19-5277](#) ZONING CASE Z-2019-10700050 (Council District 5): A request for a change in zoning from “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region – 2 Airport Hazard Overlay District” to “IDZ-3 MLOD-2 MLR-2 AHOD” High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region – 2 Airport Hazard Overlay District for multi-family uses not to exceed 90 total units and Non-Commercial Parking Lot on 0.355 acres out of NCB 2415, 0.680 acres out of NCB 2416, 0.191 acres out of NCB 2417, 1.226 acres out of NCB 2439, Lot 16, Lot 17, and Lot 18, Block 2, NCB 2440, located at 1013, 1014, 1015, 1018, 1019, 1021, 1022, 1023, 1101, 1102, 1107, 1114, 1121, 1201 El Paso Street, 210, 214, 316, 318, and 322 Torreon Street, and 803 South Colorado Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
12. [19-5278](#) ZONING CASE Z-2019-10700083 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District, "C-2 UC-2 AHOD" Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-4 UC-5 AHOD" Residential Mixed McCullough Avenue Urban Corridor Airport Hazard Overlay District” to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units and "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for ten (10) residential units on Lot 8, west 50.06 feet of Lot 9, Lot 10 and east 6.06 feet of Lot 9, Block 30, NCB 392, located at 307, 311 and 315 East Evergreen Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

13. [19-5236](#) 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-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Screened Outside Storage on Lot 12 and Lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. Staff recommends Denial with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600028) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
14. [19-5279](#) ZONING CASE Z-2019-10700123 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District on 0.9629 acres out of NCB 656, located at 533 Delaware Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
15. [19-5233](#) ZONING CASE Z-2019-10700124 (Council District 5): A request for a change in zoning from "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Food Product Wholesale and Storage, and Wine Storage on Lot 3, Block 1, NCB 2987, located at 1112 Roosevelt Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
16. [19-5232](#) ZONING CASE Z-2019-10700126 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4344 acres out of NCB 6509, located at 334 and 338 Rockwood Court. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600035) (Michael Pepe, Planner, (210)-207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

17. [19-5234](#) ZONING CASE Z-2019-10700127 (Council District 3): A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-2" General Industrial 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 88.78 acres out of NCB 10843 and NCB 10844, located in the 3500-3600 block of South W.W. White Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
18. [19-5224](#) ZONING CASE Z-2019-10700128 (Council District 4): 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 to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-14 and Lot P-15, NCB 15069, located at 10357 State Highway 16 South. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
19. [19-5227](#) ZONING CASE Z-2019-10700129 (Council District 1): A request for a change in zoning from "MF-33 HL AHOD" Multi-Family Historic Landmark Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the north 165.5 feet of the west 50 feet of Lot 11, Block 30, NCB 329, located at 319 East Evergreen Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
20. [19-5228](#) ZONING CASE Z-2019-10700130 (Council District 7): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 4.536 acres out of NCB 14658, located at 6359 Whitby Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

21. [19-5225](#) ZONING CASE Z-2019-10700131 (Council District 1): A request for a change in zoning from “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family uses not to exceed 73 units to “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family uses not to exceed 90 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar Chavez Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
22. [19-5235](#) ZONING CASE Z-2019-10700171 (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 10.00 acres out of CB 4300, generally located at Somerset Road and Fischer Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)
23. [19-5231](#) ZONING CASE Z-2019-10700172 (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 "MF-40 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 18, Block 6, NCB 1277, located at 1923 North Interstate 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-10700172) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
24. [19-5306](#) Consideration and Approval of the July 2, 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 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)