

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, June 19, 2018

1:00 PM

1901 S. Alamo St.

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Joy McGhee - District 3, Vice-Chair

Ba’Ron Head - District 2, Chair Pro-Tem

Sofia Lopez - District 1

John Bustamante - District 5

Robert Sipes – District 7

Joe Nix - District 10

Suren Kamath - District 4

Oscar Rosalez - District 6

Patricia Gibbons – District 9

Gayle McDaniel – District Mayor

12:30 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for June 19, 2018. 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. [18-3927](#) ZONING CASE # Z2018158 S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 5, Block 2, NCB 17842, located at 2827 Olmos Creek Drive. Staff recommends Approval.

2. [18-3855](#) (Continued from 06/05/18) ZONING CASE # Z2018177 S (Council District 8): A request for a change in zoning from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization of a Construction Contractor Facility with Outside Storage on Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Associated Plan Amendment 18055)
3. [18-3940](#) (Continued from 06/05/18) ZONING CASE # Z2018180 CD (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 31, Block 7, NCB 9703, located at 254 Englewood Drive. Staff recommends Approval.
4. [18-3858](#) (Continued from 06/05/18) ZONING CASE # Z2018197 (Council District 4): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 53.163 acres out of NCB 11212, located in the 9200 block of Somerset Road. Staff recommends Approval.
5. [18-3941](#) (Continued from 06/05/18) ZONING CASE # Z2018202 (Council District 4): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1, Block 6, NCB 9855, located at 403 Carmel Avenue. Staff recommends Denial.
6. [18-3929](#) ZONING CASE # Z2018136 (Council District 8): A request for a change in zoning from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 NA MLOD-1 MSAO-1" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18043).

7. [18-3882](#) ZONING CASE # Z2018203 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on 0.25 acres out of NCB 751, located at 919 West Poplar Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18061)
8. [18-3883](#) ZONING CASE # Z2018204 CD (Council District 5): 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 Two (2) Dwelling Units on Lot 31 and Lot 32, NCB 2380, located at 527 South Nueces Street. Staff recommends Approval.
9. [18-3816](#) ZONING CASE # Z2018205 S (Council District 8): A request for a change in zoning from "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash on Lot P-12D, NCB 34732, located at 24129 Boerne Stage Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18063)
10. [18-3817](#) ZONING CASE # Z2018206 (Council District 6): A request for a change in zoning from "MF-33" Multi-Family District to "C-2" Commercial District on 2.621 acres out of NCB 18296, located in the 12300 Block of Culebra Road. Staff recommends Approval.
11. [18-3933](#) ZONING CASE # Z2018207 S (Council District 5): A request for a change in zoning from "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District to "C-2 S HS AHOD" Commercial Historic Significant Airport Hazard Overlay District with Specific Use Authorization for a Bail Bonds Agency on Lot 22, Block 10, NCB 306, located at 303 El Paso Street. Staff recommends Approval.

12. [18-3936](#) ZONING CASE # Z2018209 CD (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 an Office Warehouse on the South 130-feet of Lot 10, Block 3, NCB 7239, located at 1238 Basse Road. Staff recommends Approval.
13. [18-3910](#) ZONING CASE # Z2018210 (Council District 2): A request for a change in zoning from "R-4" Residential Single-Family District to "C-2" Commercial District on 0.49 acres out of NCB 10272, located at 502 Pecan Valley Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18064)
14. [18-3913](#) ZONING CASE # Z2018211 (Council District 1): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 1, NCB 11883, located at 430 West Sunset Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18065)
15. [18-3925](#) ZONING CASE # Z2018212 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 18 and the West 50-feet of Lot 17, NCB 1393, located at 1503 Wyoming Street. Staff recommends Approval.
16. [18-3926](#) ZONING CASE # Z2018213 (Council District 1): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District on Lot 7, Block 14, NCB 717, located at 228 Barrera Street. Staff recommends Approval.

17. [18-3885](#) ZONING CASE # Z2018214 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District with Conditional Use for for Outside Storage on Lot 6, Lot 7, Lot 8 and Lot 9, Block 33, NCB 8071, located at 1343 and 1347 South General McMullen. Staff recommends Approval.
18. [18-3884](#) ZONING CASE # Z2018215 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair and "C-2 CD MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 2, Block B, NCB 8695, located at 1419 Austin Highway. Staff recommends Approval.
19. [18-3818](#) ZONING CASE # Z2018216 CD (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Outside Storage (Open with no Screening Required) on 1.29 acres out of NCB 10866, located at 2902 Goliad Road. Staff recommends Approval.
20. [18-3819](#) ZONING CASE # Z2018217 (Council District 2): A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.757 acres out of NCB 577, located at 1602 East Houston Street. Staff recommends Approval.

21. [18-3937](#) ZONING CASE # Z2018219 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) live/work units on Lot 4 and Lot 5, Block 1, NCB 2573, located at 117 and 121 East Fest Street. Staff recommends Approval.
22. [18-3938](#) ZONING CASE # Z2018220 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18067)
23. [18-3911](#) ZONING CASE # Z2018221S (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 32 and Lot 33, Block 1, NCB 14051 and 0.232 acres out of NCB 14051, located at 6614 Topper Run & 6618 Topper Run. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18066)
24. [18-3923](#) ZONING CASE# Z2018222 (Council District 4): A request for a change in zoning from "FBZ AHOD" Form Based Zone Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 33.236 acres out of NCB 18087 and CB 4286 and "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.992 acres out of NCB 18087 and CB 4286, located at 13527 S.W. Loop 410. Staff recommends Approval.
25. [18-3820](#) ZONING CASE # Z2018223 S (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific use Authorization to allow for a Daycare Center on 0.98 acres out of NCB 10977, located at 6824 Model Drive. Staff recommends Approval.
26. [18-4043](#) Consideration of the June 5, 2018 Zoning Commission Minutes.

Director's Report:

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.

Adjournment.

**Language interpreters are available at the meeting.
For more information call (210) 207- 6044.**

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