

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, January 15, 2019**

**1:00 PM**

**1901 S. Alamo**

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### 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**

12:00 p.m. - Work Session - Staff presentation to the Commission regarding new Infill Development Zone (IDZ), Mixed Use District, and Single-Family Districts and 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. [19-1389](#) (POSTPONED) ZONING CASE # Z-2018-900034 (Council District 1): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District and "C-3" General Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-70" Multi-Family District, and "C-2" Commercial District on 1.5681 acres out of Portions of NCB 3028 and 6859, located at 252 and 309 West Josephine Street.
2. [19-1339](#) ZONING CASE # Z2018271 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on 5.75 acres out of NCB 14615, located at 8014 West Hausman Road. Staff recommends Approval.
3. [19-1266](#) ZONING CASE # Z-2018-900015 CD S ERZD (Council District 10): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outside Storage on 3.347 acres out of NCB 17338, located at 17115 Redland Road. Staff recommends Approval.
4. [19-1336](#) ZONING CASE # Z-2018-900051 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 9.490 acres out of NCB 14615, located at 12735 Woller Road. Staff recommends Approval.
5. [19-1463](#) (Continued from 12/18/18) ZONING CASE # Z-2018-900029 (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Authorization for a Carwash on Lot 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff recommends Approval.

6. [19-1337](#) (Continued from 12/18/18) ZONING CASE # Z-2018-900045 CD (Council District 5): A request for a change in zoning from “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “O-2 MLOD-2 MLR-2 AHOD” High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard overlay District and "C-2 NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Noncommercial Parking Lot, and “C-1 MLOD-2 MLR-2 AHOD” Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff recommends Approval.
7. [19-1043](#) (Continued from 12/18/18) ZONING CASE # Z-2018-900055 HL (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 and “C-3 S MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower to "I-1 HL MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and “C-3 S HL MLOD-2 MLR-2 AHOD” General Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower on 1.7684, NCB 18, located at 905 Nogalitos Street. Staff recommends Approval.
8. [19-1391](#) ZONING CASE # Z2018334 (Council District 7): A request for a change in zoning from “R-6” Residential Single-Family District, “R-20” Residential Single-Family District, and “RE” Residential Estate District to “MF-18” Limited Density Multi-Family District on 3.413 acres out of NCB 14653, located at 5917 Whitby Road. Staff recommends Approval.

9. [19-1333](#) ZONING CASE # Z2018346 (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District for an office, auto light truck repair, and uses permitted in "C-2P" Commercial Pedestrian District and "R-4" Residential Single-Family District on 0.38 acres out of NCB 6128, generally located Southwest of Colima Street and South Zarzamora Street. Staff recommends Denial. (Associated Plan Amendment PA18102)
10. [19-1285](#) ZONING CASE # Z-2018-900005 (Council District 1): A request for a change in zoning from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900008)
12. [19-1332](#) ZONING CASE # Z-2018-900017 (Council District 1): A request for a change in zoning from "C-2NA NCD-2 AHOD" Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-1 IDZ NCD-2 AHOD" Office Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Theater on 0.411 acres out of NCB 1891, located at 741 and 725 West Ashby Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900013)

13. [19-1267](#) ZONING CASE # Z-2018-900020 CD (Council District 9): A request for a change in zoning from "O-2 MLOD-1 MLR-2 AHOD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Office/Warehouse (Flex Space) on 1.269 acres out of NCB 17862, located at 14501 Blanco Road. Staff recommends Approval.
14. [19-1331](#) ZONING CASE # Z-2018-900039 (Council District 5): A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900011)
15. [19-1270](#) ZONING CASE # Z-2018-900057 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Multi-Family not to exceed 350 dwelling units, Bar, Micro-brewery, Beer Garden, and Hotel on Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643, located at the intersection of East Cesar E. Chavez Boulevard and South Cherry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900015)

16. [19-1272](#) ZONING CASE # Z-2018-900058 CD (Council District 2): A request for a change in zoning from "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot on Lot 6, Lot 11, Block 13, NCB 10171, located at 919 Rittiman Road and 722 Blakeley Drive. Staff recommends Approval.
17. [19-1273](#) ZONING CASE # Z-2018-900059 CD (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 32, Block 2, NCB 14052, located at 6619 Topper Ridge. Staff recommends Approval.
18. [19-1406](#) ZONING CASE # Z-2018-900062 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "C-2 CD AHOD MLOD-2 MLR-2" Commercial Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 23 and Lot 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900018)
19. [19-1390](#) ZONING CASE # Z-2018-900063 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.703 acres out of NCB 17957, located at 8373 Eckhert Road. Staff recommends Approval.

20. [19-1335](#) ZONING CASE # Z-2018-900064 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for (8) Residential Units on Lot 36, Lot 37 and the west 9 feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900019)
21. [19-1460](#) ZONING CASE # Z2018-900065 (Council District 2): 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 located on 66.47 acres out of NCB 16555, northwest of North Graytown Road and Boeing Drive. Staff recommends Approval.
22. [19-1334](#) ZONING CASE # Z-2018-900067 (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-1 MSAO" Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District and "C-3 MLOD-1 MLR-1 MSAO" General Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District to "MF-25 MLOD-1 MLR-1 MSAO" Low Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District on 14.315 acres out of NCB 34760 and NCB 18333, located at the 19800 block of Cresta Bella. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900021)
23. [19-1407](#) ZONING CASE # Z-2018-900068 (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 Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, a Bar/Nightclub without cover charge 3 or more days per week and Live Entertainment on Lot 8, NCB 500, located at 415 Milam Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900025)
24. [19-1494](#) Nomination and Election of Zoning Commission Officers

25. [19-1557](#) Consideration and approval of the December 18, 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.

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 esta-cionamiento. 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).