

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, March 20, 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

Ricardo Briones - 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 - Briefing on the Office of Historic Preservation Viewshed Revision Updates and the World Heritage Office update on upcoming rezoning requests along the World Heritage Buffer Corridors and Properties. Discussion of policies and administrative procedures and any items for consideration on the agenda for March 20, 2018.

Roll Call.

1. [18-2425](#) WITHDRAWN (Continued from 03/06/18) ZONING CASE # Z2018057 (Council District 3): A request for a change in zoning from "R-6" Residential Single-Family District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone District with uses permitted for 55 Townhomes and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 55 Townhomes on Lot 8, Lot 9, Lot 10 and Lot 11, and the south 180 feet of Lot 12, Block 9, NCB 7533, located at 226 Beethoven Avenue. Staff recommends Denial, with Alternate Recommendation.

2. [18-2201](#) ZONING CASE # Z2018107 ERZD (Council District 9): A request for a change in zoning from "C-3R MLOD-1 ERZD" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 39, Block 9, NCB 15670, located at 18195 San Pedro Avenue. Staff recommends Approval.
3. [18-2222](#) (Continued from 02/20/18) ZONING CASE # Z2018070 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units on Lot A36, A37, A38, Block S1, NCB 2955, located at 1349 Essex Street. Staff recommends Approval.
4. [18-2360](#) (Continued from 03/06/18) ZONING CASE # Z2018083 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18022)
5. [18-2397](#) (Continued from 03/06/18) ZONING CASE # Z2018101 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 a Conditional Use for a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval.
6. [18-2402](#) (Continued from 03/06/18) ZONING CASE # Z2018105 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District and "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District for Three (3) Attached Single-Family Units on the south 50 feet of Lot 1 and Lot 2, Block 15, NCB 1742, located at 416 Kendall Street. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18029)

7. [18-2438](#) ZONING CASE # Z2017261 (Council District 2): A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units and live work units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. Staff recommends Approval.
8. [18-2366](#) ZONING CASE # Z2018056 (Council District 6): A request to assign zoning from "OCL" Outside City Limits to "C-2" Commercial District on 6.00 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff recommends Approval.
9. [18-2393](#) ZONING CASE # Z2018090 (Council District 6): A request for a change in zoning from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center and assigning zoning for property "OCL" Outside City Limits to "MF-33" Multi-Family District on 18.21 acres out of NCB 18296 and CB 4450, generally located northwest of the FM 1560 and FM 471 intersection. Staff recommends Approval.
10. [18-2439](#) ZONING CASE # Z2018098 (Council District 1): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 RIO-7D HS AHOD" General Industrial River Improvement Overlay Historic Significant Airport Hazard Overlay District to "IDZ RIO-7D AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar/Tavern and Multi-Family with no more than 150 units per acre and to remove the Historic designation on 7.527 acres out of NCB 985, located at 931 South Flores Street. Staff recommends Approval.

11. [18-2390](#) ZONING CASE # Z2018114 CD (Council District 5): A request for a change in zoning from "C-3NA AHOD" General Commercial NonAlcoholic Sales Airport Hazard Overlay District and "C-2NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Construction Contractor Facility with Outside Storage on Lot C, Lot 26, and Lot 27 (save and except the west 8.5 feet), NCB 8602, located at 4803 South Flores Street. Staff recommends Approval.
12. [18-2365](#) ZONING CASE # Z2018115 (Council District 5): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for (six) 6 residential dwelling units on Lot 25 and 26, Block 7, NCB 3910, located at 723 Recio Street. Staff recommends Denial. (Associated Plan Amendment 18035)
13. [18-2363](#) ZONING CASE # Z2018116 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 5, Block 1, NCB 13758, located at 114 Roundtree Lane. Staff recommends Denial.
14. [18-2352](#) ZONING CASE # Z2018117 (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 12, 13, and the East 50-feet of Lot 14, Block 31, NCB 8663, located at 109 East Crane Avenue. Staff recommends Approval.
15. [18-2202](#) ZONING CASE # Z2018118 (Council District 3): A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 17.414 acres out of NCB 10847, located at 1000 South W.W. White Road. Staff recommends Approval.

16. [18-2204](#) ZONING CASE # Z2018119 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.425 acres out of NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18036)
17. [18-2394](#) ZONING CASE # Z2018120 (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for twenty-one (21) Townhomes on Lot 39, Block C, NCB 8711, located at 3146 Eisenhower Road. Staff recommends Approval.
18. [18-2395](#) ZONING CASE # Z2018122 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on Lot 35, 36, 37 and the east 5-feet of Lot 34, Block 40, NCB 1608, located at 215 Porter Street. Staff recommends Denial.
19. [18-2301](#) ZONING CASE # Z2018123 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 a Professional Office on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Approval.
20. [18-2300](#) ZONING CASE # Z2018124 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on the northwest 409.56-feet of Lot 10, Block 1, NCB 16862, located at 9906 Iota Drive. Staff recommends Approval.

21. [18-2354](#) ZONING CASE # Z2018125 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District on Lot 2, Block 2, NCB 1266, located at 808 East Carson. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18038)
22. [18-2364](#) ZONING CASE # Z2018126 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.92 acres out of NCB 10879, located at 3005 Sidney Brooks Drive. Staff recommends Approval.
23. [18-2355](#) ZONING CASE # Z2018128 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 168.45 acres out of NCB 12867 and NCB 35098, located at 5502 IH-10 East. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18041)
24. [18-2367](#) ZONING CASE # Z2018132 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on 14.9 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff recommends Approval.

25. [18-2368](#) ZONING CASE # Z2018145 H (Council District 2): A request for a change in zoning to add the “H” Historic designation and remove the “NCD-9” Westfort Neighborhood Conservation District to all existing zoning on multiple properties in NCB 3593, 3855, 3856, 3858; located at 214 Army Boulevard, 218 Army Boulevard, 220 Army Boulevard, 221 Army Boulevard, 226 Army Boulevard, 230 Army Boulevard, 235 Army Boulevard, 237 Army Boulevard, 238 Army Boulevard, 239 Army Boulevard, 240 Army Boulevard, 242 Army Boulevard, 247 Army Boulevard, 262 Army Boulevard, 302 Army Boulevard, 305 Army Boulevard, 306 Army Boulevard, 309 Army Boulevard, 315 Army Boulevard, 316 Army Boulevard, 319 Army Boulevard, 320 Army Boulevard, 327 Army Boulevard, 330 Army Boulevard, 331 Army Boulevard, 335 Army Boulevard, 336 Army Boulevard, 337 Army Boulevard, 338 Army Boulevard, 339 Army Boulevard, 341 Army Boulevard, 343 Army Boulevard, 223 Brahan Boulevard, 225 Brahan Boulevard, 227 Brahan Boulevard, 231 Brahan Boulevard, 239 Brahan Boulevard, 251 Brahan Boulevard, 255 Brahan Boulevard, 259 Brahan Boulevard, 301 Brahan Boulevard, 302 Brahan Boulevard, 305 Brahan Boulevard, 306 Brahan Boulevard, 310 Brahan Boulevard, 311 Brahan Boulevard, 312 Brahan Boulevard, 315 Brahan Boulevard, 316 Brahan Boulevard, 318 Brahan Boulevard, 320 Brahan Boulevard, 321 Brahan Boulevard, 322 Brahan Boulevard, 324 Brahan Boulevard, 326 Brahan Boulevard, 330 Brahan Boulevard, 330 Brahan Boulevard, 333 Brahan Boulevard, 337 Brahan Boulevard, 345 Brahan Boulevard, 353 Brahan Boulevard, 359 Brahan Boulevard, 363 Brahan Boulevard, 367 Brahan Boulevard, 210 Haywood Avenue, 214 Haywood Avenue. Staff recommends Approval.
26. [18-2441](#) Consideration of the March 6, 2018 Zoning Commission Minutes

Director's Report:

Reminder of FDR submittal.

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.**

**Hay servicios de traducción simultánea disponibles.
Para más información llame al (210) 207-6044.**

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).