

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, February 20, 2018**

**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**

**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**

12:30 p.m. - Work Session - Presentation by the Office of Historic Preservation and discussion of policies and administrative procedures and any items for consideration on the agenda for February 20, 2018.

Roll Call.

1. [18-1883](#) ZONING CASE # Z2018049 ERZD (Council District 9): A request for a change in zoning from “C-2 NA MLOD-1 ERZD” Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Edward Recharge Zone District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.0391 acres out of NCB 17600, located at 2770 East Evans Road. Staff recommends Approval.
2. [18-1910](#) (Continued from 02/06/18) ZONING CASE # Z2018073 (Council District 3): A request for a change in zoning from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, "G" Golf Course District and "C-3" General Commercial District to "MXD" Mixed Use District on 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881, generally located east of the

intersection at Pecan Valley Drive and East Southcross. Staff recommends Approval.

3. [18-1913](#) 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. [18-1632](#) ZONING CASE # Z2018071 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot 9 and 0.0012 acres out of Lot 10, NCB 11886, located at 237 and 241 East Sunset Road. Staff recommendation pending.
5. [18-1863](#) ZONING CASE # Z2018074 CD (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the North 100 feet of Lot 1, Lot 2 and Lot 3, Block 23, NCB 7683, located at 6200 South Flores Street. Staff recommends Approval, with Conditions.
6. [18-1914](#) ZONING CASE # Z2018076 (Council District 3): A request for a change in zoning from "I-2 H AHOD" Heavy Industrial Mission Historic Airport Hazard Overlay District to "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District on Lot 25, NCB 11176, Save and Except a 0.9240 acre tract out of NCB 11176, located at 1319 March Avenue. Staff recommends Approval.
7. [18-1805](#) ZONING CASE # Z2018077 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 27.374 acres out of NCB 15894, generally located in the 6300 block of Walzem Road and Woodlake Parkway. Staff recommends Approval.
8. [18-1916](#) ZONING CASE # Z2018078 CD (Council District 7): A request for a

change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 11, Block 19, NCB 15047, located at 4606 Lone Eagle Street. Staff recommends Denial.

9. [18-1776](#) ZONING CASE # Z2018079 (Council District 5): A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.8543 acres out of NCB 6777, located at 1102 Cupples Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18021)
10. [18-1860](#) ZONING CASE # Z2018080 CD (Council District 2): A request for a change in zoning from "C-2" Commercial District to "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service Repair) on Lot 2, Block 1, NCB 10751, located at 2015 Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18026)
11. [18-1915](#) ZONING CASE # Z2018081 (Council District 5): 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 the South 85 feet of Lot 7C, Block 8, NCB 8084, located at 2015 El Jardin Road. Staff recommends Denial, with an Alternate Recommendation.
12. [18-1806](#) ZONING CASE # Z2018082 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 4, Block 8, NCB 16918, located at 8103 Melbury Forest. Staff recommends Denial.
13. [18-1779](#) 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)

14. [18-1909](#) ZONING CASE # Z2018084 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.646 acres out of NCB 3685, located at 448 Castroville Road. Staff recommends Approval.
15. [18-1862](#) ZONING CASE # Z2018085 CD (Council District 2): 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 Beauty Salon on Lot 82, Block 7, NCB 16612, located at 6203 Binz-Engleman Road. Staff recommends Approval.
16. [18-1917](#) ZONING CASE # Z2018086 (Council District 3): A request for a change in zoning from "RD" Rural Development District to "R-4" Residential Single-Family District on Lot P-1B and P-2B, Block 1 and 2, NCB 16624, located at 13770 Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18023)
17. [18-1911](#) ZONING CASE # Z2018087 (Council District 1): A request for a change in zoning from "RM-4 RIO-4 NCD-1 AHOD" Residential Mixed River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District to "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units on Lot 12, Block 15, NCB 3078, located at 1602 South Saint Mary's Street and 140 Biering Avenue. Staff recommends Denial.
18. [18-1869](#) ZONING CASE # Z2018088 CD (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units on Lot 66B, Block B, NCB 11507, located at 211 West Cheryl Drive. Staff recommends Denial, with an Alternate Recommendation.
19. [18-1861](#) ZONING CASE # Z2018089 CD (Council District 5): 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 Auto & Light Truck Repair on 0.3248 acres out of NCB 2533, located at 1818 South Zarzamora Street. Staff recommends Approval.

20. [18-1807](#) ZONING CASE # Z2018091 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility up to ten (10) residents on Lot 74, Block 1, NCB 17790, located at 5450 Maple Vista. Staff recommends Denial.
21. [18-1783](#) ZONING CASE # Z2018092 (Council District 8): A request for a change in zoning from "R-20 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Airport Hazard Overlay District to "C-2NA MLOD-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Airport Hazard Overlay District on 5.434 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18024)
22. [18-1907](#) ZONING CASE # Z2018093 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 13, CB 5083, NCB 18225, located at 4579 North Graytown Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18025)
23. [18-1874](#) ZONING CASE # Z2018094 HL (Council District 7): A request for a change in zoning from "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-7 AHOD" Residential Single-Family Historic Landmark Jefferson Neighborhood Conservation Airport Hazard Overlay District on Lot 2 and west 10 feet of 3, Block 10, NCB 7079, located at 348 Thomas Jefferson Drive. Staff recommends Approval.
24. [18-1918](#) Consideration of the February 6, 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.**

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

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