

# City of San Antonio



## **AGENDA** **Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, August 15, 2017**

**1:00 PM**

**1901 S. Alamo St.**

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### **ZONING COMMISSIONERS**

**Dr. Francine Romero - District 8, Chair**

**Ricardo Briones - District 5, Vice-Chair**

**Cecilia Garcia – District Mayor, Chair Pro-Tem**

**Siboney Diaz-Sanchez - District 1**

**Ba’Ron Head - District 2**

**Joy McGhee - District 3**

**Suren Kamath - District 4**

**Oscar Rosalez - District 6**

**Grace Rose-Gonzales – District 7**

**Reagan Greer – District 9**

**Joe Nix - District 10**

12:30 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for August 15, 2017.

Roll Call.

1. [17-4499](#) (Continued from 08/01/17) ZONING CASE # Z2017180 CD S ERZD (Council District 8): A request for a change in zoning from “C-2 S CC ERZD MLOD-1” Commercial Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding to “C-2 CD MLOD-1” Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732, located at 12058 Vance Jackson Road. Staff recommends Approval.

2. [17-4504](#) ZONING CASE # Z2017142 ERZD (Council District 8): A request for a change in zoning "R-6 MLOD-1 ERZD "Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District on 0.376 acres out of NCB 14712, located in the 12000 Block of Huebner Road. Staff recommends Approval.
3. [17-4309](#) (Continued from 07/18/17) ZONING CASE # Z2017125-A HL (Council District 5): A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on properties in NCB 1682 and 2182, located at 550 Ruiz Street and 2418 South Presa Street. Staff recommends Approval.
4. [17-4308](#) (Continued from 07/18/17) ZONING CASE # Z2017156 (Council District 1): 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 in "RM-4" Residential Mixed District on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff recommends Denial. (Associated Plan Amendment 17051)
5. [17-4313](#) (Continued from 07/18/17) ZONING CASE # Z2017161 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for three (3) dwelling units on Lot 48, Block 3, NCB 6557, located at 123 & 125 West Norwood Court. Staff recommends Denial. (Associated Plan Amendment 17052)
6. [17-4259](#) (Continued from 07/18/17) ZONING CASE # Z2017185 S (Council District 6): 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 Use Authorization for a Bingo Parlor on 5,487.43 square feet out of NCB 18080, located at 8061 Culebra Road. Staff recommends Approval.

7. [17-4461](#) (Continued from 08/01/17) ZONING CASE # Z2017196 CD (Council District 6): A request for a change in zoning from "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Wireless Communication System to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.265 acres out of NCB 8988, located at 1003 Enrique M. Barrera Parkway. Staff recommends Approval.
8. [17-4514](#) ZONING CASE # Z2017201 S (Council District 3): A request for a change in zoning from "BP" Business Park District to "I-1 S" General Industrial with Specific Use Authorization for Outside Storage, Open with No Screening Required on Lot P-233 C and Lot P-233 D, CB 4007-5, located at 14348 Donop Road. Staff recommends Approval.
9. [17-4508](#) ZONING CASE # Z2017203 S (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Outdoor Athletic Fields on 10.35 acres out of NCB 15678; located at 12119 Wetmore Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 17061)
10. [17-4517](#) ZONING CASE # Z2017204 (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 9, Block 1, CB 4005C and 12.528 acres out of CB 4005, located at 11150 Applewhite Road. Staff recommends Approval.
11. [17-4515](#) ZONING CASE # Z2017205 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.342 acres out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff recommends Denial, with Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 17062)

12.     [17-4505](#)     ZONING CASE # Z2017207 (Council District 2): 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 2.721 acres out of NCB 16890 and Lot 3, Block 3, NCB 16890, located at 6903 East Sunbelt and 6944 South Sunbelt Drive. Staff recommends Approval.
13.     [17-4509](#)     ZONING CASE # Z2017208 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 37 and 38, Block 4, NCB 7490, located at 143 Dolores Avenue. Staff recommends Denial, with an Alternate Recommendation.
14.     [17-4506](#)     ZONING CASE # Z2017209 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Two Single-Family Residential Units on North 90.6 Feet of Lots 106 and 107, NCB 6181, located at 262 Ray Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17064)
15.     [17-4516](#)     ZONING CASE # Z2017210 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Sporting Goods Wholesale on 0.3077 acres out of Lot 57 and Lot 60, NCB 11966, located at 403 East Ramsey Road. Staff recommends Approval.

16. [17-4553](#) ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): Assigning zoning to areas considered for annexation from “OCL” Outside City Limits to “RP” Resource Protection District, “RE” Residential Estate District, “RD” Rural Development District, “FR” Farm and Ranch District, “NP-10” Neighborhood Preservation District, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MI-1” Mixed Light Industrial District, “MF-18” Limited Density Multi-Family District, “MF-25” Multi-Family District, “MF-33” Multi-Family District, “G” Golf Course District, “ED” Entertainment District, “MXD” Mixed Use District, “C-2 CD” Conditional Use for Motor Vehicle Sales/Full Service, “C-2 CD” Conditional Use for Landscaping Materials-Sales and Storage, “C-2 CD S” Conditional Use for Office/Warehousing/Flex Space and Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “C-3 CD” Conditional Use for Batch Plant, “C-2 CD” Commercial District with Conditional Use for Outdoor Storage Under Roof and Screened, “C-2 CD” Commercial District with Conditional Use for a Car Wash, “C-2 CD” Commercial District with Conditional Use for Auto and Light Truck Repair, “C-2 S” Commercial District with Specific Use for a Wireless Communication System, and overlay districts of “AHOD” Airport Hazard Overlay District, “MAOZ” Military Airport Overlay Zone, “MLOD” Military Lighting Overlay District, “MSAO” Military Sound Attenuation Overlay District, “GC-1” Hill Country Gateway Corridor, “GC-2” Highway 151 Gateway Corridor, “UC-1” IH-10/FM 1604 Urban Corridor and “ERZD” Edwards Recharge Zone District where applicable on 18.5 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area), generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area),

generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo ranch Parkway (The Wiseman Boulevard Corridor Annexation Area), generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area), generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area), generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 15-16 (The IH-10 East-Loop 1604 East Interchange Annexation Area), generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway (The Vance Jackson - North Loop 1604 West Tracts Annexation Area). Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17063)

17. [17-4572](#) Consideration of the August 1, 2017 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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