

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, February 6, 2018

1:00 PM

1901 S. Alamo St

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Ricardo Briones - District 5, Vice-Chair

Joy McGhee - District 3, Chair Pro-Tem

Sofia Lopez - District 1

Suren Kamath - District 4

Robert Sipes – District 7

Joe Nix - District 10

Ba’Ron Head - District 2

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 February 6, 2018.

Roll Call.

1. [18-1439](#) Consideration, discussion, and possible action on proposed amendments to Sec. 35-339.04 Military Lighting Overlay Districts (MLOD) of the Unified Development Code. (Michael Dice, Policy Administrator, Development Services Department)
2. [18-1440](#) Consideration, discussion, and possible action on proposed amendments to the San Antonio City Code in response to a Council Consideration Request regarding short term rentals. (Michael Dice, Policy Administrator, Development Services Department)
3. [18-1650](#) (POSTPONED) ZONING CASE # Z2018056 (Council District 6): A request to assign zoning from OCL Outside City Limits to "C-2" Commercial District on 6 acres out of NCB 18297, Lot P-1 & CB 4450 P-1, located at 13253 Galm Road.

4. [18-1181](#) (Continued from 12/05/17) ZONING CASE # Z2018003 CD (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 10 Residents on Lot 10 and the West 25 feet of Lot 11, Block 4, NCB 3888, located at 1236 Virginia Boulevard. Staff recommends Approval.
5. [18-1538](#) ZONING CASE # Z2017265 (Council District 1): A request to change the zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, and a Metal/Woodworking Shop on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17077)
6. [18-1543](#) ZONING CASE # Z2017292 (Council District 4): A request for a change in zoning from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 Block of Heritage Farm. Staff recommends Approval.
7. [18-1631](#) ZONING CASE # Z2017296 (Council District 6): A request for a change in zoning from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District and "C-3" General Commercial District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor Overlay District and "MF-33" Multi-Family District on 15.611 acres of land out of NCB 17642, located in the 5200 block of Rogers Road. Staff recommends Approval.

8. [18-1544](#) ZONING CASE # Z2018008 (Council District 2): A request for a change in zoning from "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 Seven (7) Single-Family Residential Units on the West 25.16 feet of the South 53 feet of Lot 7, the West 26.82 feet of Lot 10, the East 70 feet of the North 27.5 feet of Lot 10, the East 42.5 feet of the West 108.32 feet of Lot 10, the West 30 feet of the East 100 feet of Lot 10, the East 39.7 feet of Lot 9, 0.05 acres of land (East 39 feet of the West 65.82 feet of Lot 10), Block 17, NCB 568, located at 105,107,109,111,113 and 115 Brown Alley, and 415 North Mesquite. Staff recommends Approval.

9. [18-1542](#) ZONING CASE # Z2018010 (Council District 6): A request for a change in zoning from "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-2 CD GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 9, Block 31, NCB 17643, located at 8827 State Highway 151. Staff recommends Approval.

10. [18-1541](#) ZONING CASE # Z2018015 (Council District 8): 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 5, Block 8, NCB 12788, located at 1725-1733 Babcock Road. Staff recommends Approval.

11. [18-1540](#) ZONING CASE # Z2018018 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Home Airport Hazard Overlay District on Lot 145, Block 7, NCB 15622, located at 5114 Hillburn Drive. Staff recommends Approval.

12. [18-1539](#) ZONING CASE # Z2018026 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 14 and 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff recommends Denial. (Associated Plan Amendment Case 18010)

13. [18-1537](#) ZONING CASE # Z2018042 CD (Council District 2): 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 four (4) residential dwelling units on Lot 2, Block 2, NCB 1270, located at 1206 East Carson. Staff recommends Approval.
14. [18-1536](#) ZONING CASE # Z2018043 CD (Council District 1): 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 Non-Commercial Parking Lot on Lot 39, Block 2, NCB 3031, located at 1121 West Ashby Place. Staff recommends Approval.
15. [18-1535](#) ZONING CASE # Z2018044 (Council District 1): 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 2, Block 12, NCB 13885, located at 10106 Desert Sands. Staff recommends Approval.
16. [18-1534](#) ZONING CASE # Z2018045 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 8 except the northwest 11.34 feet, Block 4, NCB 2607, located at 718 West Baylor Street. Staff recommends Approval.
17. [18-1532](#) ZONING CASE # Z2018046 CD (Council District 10): A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Meeting Facilities to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-3A, NCB 15688, located at 4516 Stahl Road. Staff recommends Approval.

18. [18-1531](#) ZONING CASE # Z2018047 (Council District 2): A request for a change in zoning from "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District to "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A and Lot B, Block 10, NCB 1330, located at 1824 and 1826 Hays Street. Staff recommends Approval. (Associated Plan Amendment 18012)
19. [18-1533](#) ZONING CASE # Z2018048 CD (Council District 7): A request for a change in zoning from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Go Cart Track to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility with Outside Storage on 14.02 acres out of NCB 13319, NCB 13382, and NCB 11633, located at 7702 Briaridge Drive and 3330 Cherry Ridge Street. Staff recommends Approval, with Conditions.
20. [18-1529](#) ZONING CASE # Z2018051 (Council District 3): A request for a change in zoning from "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 2 and the East 55 feet of Lot 1, Block 13, NCB 10139, located at 422 Pennystone Avenue. Staff recommends Denial. (Associated Plan Amendment 18013)
21. [18-1527](#) ZONING CASE # Z2018052 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on the Northwest 152.75 feet of Lot 10, Block 37, NCB 11753, located at 10815 West Avenue. Staff recommends Approval.

22. [18-1526](#) ZONING CASE # Z2018053 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District on 2.051 acres out of NCB 379, located on the corner of West Cypress Street and North Main Avenue. Staff recommends Approval.
23. [18-1528](#) ZONING CASE # Z2018054 (Council District 2): A request for a change in zoning from "I-2" Heavy Industrial District to "C-1" Light Commercial District on Lot 10, Lot 11 and the West 83.37 feet of Lot 12, Block 1, NCB 10314, located at 1889 Rigsby Avenue. Staff recommends Approval.
24. [18-1525](#) ZONING CASE # Z2018055 S (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff recommends Denial. (Associated Plan Amendment 18014)
25. [18-1524](#) 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 an Alternate Recommendation.
26. [18-1523](#) ZONING CASE # Z2018058 CD (Council District 5): 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 two (2) residential dwelling units, Lot 1, Block 2, NCB 1270, located at 781 Harriman Place. Staff recommends Approval.

27. [18-1522](#) ZONING CASE # Z2018060 CD (Council District 6): A request for a change in zoning from "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 1 and 2, Block 2, NCB 8540, located at 1917 Castroville Road. Staff recommends Approval.
28. [18-1521](#) ZONING CASE # Z2018061 (Council District 2): A request for a change in zoning from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District, "IDZ RIO-1 UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre, and "C-3 NA RIO-1 UC-2 NCD-9 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District, "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre, and "C-2 CD RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Auto Rental on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block, 27, NCB 1764 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 33, NCB 1763, located at Broadway Street and Alling Street. Staff recommends Approval.

29. [18-1698](#) ZONING CASE # Z2018062 (Council District 3): A request for a change in zoning from "RE" Residential Estate District and "C-2" Commercial District to "R-5" Residential Single-Family District on 81.941 acres out of CB 4167 and "C-2" Commercial District on 18.408 acres out of CB 4167, generally located in the 3700 block of South Loop 1604. Staff recommends Approval. (Associated Plan Amendment 18016)
30. [18-1520](#) ZONING CASE # Z2018063 CD (Council District 6): A request for a change in zoning from "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 Motor Vehicle Sales on Lot 3 and Lot 4, Block 4, NCB 13955, located at 1932 South Callaghan Road and 1934 South Callaghan Road. Staff recommends Approval.
31. [18-1519](#) ZONING CASE # Z2018064 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff recommends Approval. (Associated Plan Amendment 18017)
32. [18-1518](#) ZONING CASE # Z2018065 (Council District 2): A request for a change in zoning from "MH AHOD" Manufactured Home Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 12.209 acres out of NCB 17730, generally located at the southwest corner of Gibbs Sprawl and Walzem Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18018)
33. [18-1517](#) ZONING CASE # Z2018066 S (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 25, Block 18, NCB 11458, located at 5107 Cannon Drive. Staff recommends Approval.

34. [18-1516](#) ZONING CASE # Z2018067 (Council District 2): A request for a change in zoning from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District not to exceed 36 units per acre and with Live-Work units on 0.1846 acres out of NCB 590 located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval.
35. [18-1362](#) ZONING CASE # Z2018068 (Council District): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.099 acres out of NCB 3053, located in the 100 block of Valero Street. Staff recommends Approval.
36. [18-1624](#) ZONING CASE # Z2018069 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18019)

37. [18-1651](#) ZONING CASE # Z2018072 (Council District 1): A request for a change in zoning from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) on 0.957 acres out of NCB 964, located at 1603, 1611 and 1615 Broadway and 1612 Avenue B. Staff recommends Approval.

38. [18-1472](#) 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.
39. [18-1606](#) ZONING CASE # Z2018075 CD (Council District 7): A request for a change in zoning from "I-1AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Motor-Vehicle Sales on Lot 22, Block 1, NCB 13719, Lot 22A, CB 4429, located at 5701 Bandera Road. Staff recommends Denial.
40. [18-1427](#) Election of Officers.
41. [18-1419](#) Consideration of the December 19, 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.
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