

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, March 6, 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 - discussion of policies and administrative procedures and any items for consideration on the agenda for March 6, 2018.

Roll Call.

1. [18-2252](#) (POSTPONED) 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.

2.     [18-1912](#)     (Continued from 02/06/18) 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)
  
3.     [18-1965](#)     (Continued from 02/06/18) 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 an Alternate Recommendation.
  
4.     [18-1964](#)     (Continued from 02/06/18) 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.
  
5.     [18-2248](#)     (Continued from 02/20/18) 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.

6. [18-2221](#) (Continued from 02/20/18) 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, 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.
7. [18-2223](#) (Continued from 02/20/18) 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.
8. [18-2249](#) (Continued from 02/20/18) 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-1 AHOD" Light 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 Approval.
9. [18-2250](#) (Continued from 02/20/18) 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.
10. [18-2247](#) (Continued from 02/20/18) 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)

11.     [18-2251](#)     (Continued from 02/20/18) 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.
  
12.     [18-2255](#)     (Continued from 02/20/18) 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)
  
13.     [18-2163](#)     ZONING CASE # Z2017228 (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "O-1 H AHOD" Office Monte Vista Historic Airport Hazard Overlay District on Lot 10 and the west 3.78 feet of Lot 11, Block 11, NCB 1836, located at 133 West Mistletoe Avenue. Staff recommends Approval.
  
14.     [18-2138](#)     ZONING CASE # Z2018095 CD (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Automobile Sales (Full Service) on 2.0 acres out of NCB 3685, located at 400 Castroville Road. Staff recommends Approval.

15. [18-2165](#) ZONING CASE # Z2018096 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 Two Dwelling Units on Lot 7, Block 25, NCB 8482, located at 2202 Sacramento Street. Staff recommends Approval.
16. [18-2155](#) ZONING CASE # Z2018097 S (Council District 7): A request for a change in zoning from "R-5 NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "R-5 S NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization to allow a Wireless Communications Tower on 0.2194 acres out of NCB 11491, generally located in the 5800 Block of Ingram Road. Staff recommends Approval.
17. [18-2139](#) ZONING CASE # Z2018099 (Council District 2): A request for a change in zoning from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 25, Block 4, NCB 1372, located at 1339 East Crockett Street. Staff recommends Approval.
18. [18-2050](#) ZONING CASE # Z2018100 CD (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food, Mobile Vending (Base Operations) on the South 91-feet of Lots 27, Lot 28, Lot 29, Lot 30, Lot 31, and Lot 32, Block 21, NCB 1620, located at 1430 South New Braunfels Avenue. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18027)
19. [18-2166](#) 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.

20. [18-2157](#) ZONING CASE # Z2018102 S (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency on Lot 10 and the south 52.5 feet of Lot 9, Block A, NCB 1318, located at 913 North New Braunfels Avenue. Staff recommends Approval.
21. [18-2253](#) ZONING CASE # Z2018103 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.81 acres out of NCB 10879, located at 2510 Sidney Brooks. Staff recommends Approval.
22. [18-2260](#) ZONING CASE # Z2018104 (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 51, 52, 53, 54, 55, and 56, Block 2, NCB 6481, located at 1553 West Woodlawn Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18028)
23. [18-2052](#) 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)
24. [18-2161](#) ZONING CASE # Z2018106 (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 38, Block H, NCB 8398, located at 919 Sutton Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18030)

25.     [18-2259](#)     ZONING CASE # Z2018108 (Council District 2): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 9.5 acres out of NCB 18225 and CB 5083, generally located at 999 East IH-10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18031)
26.     [18-2054](#)     ZONING CASE # Z2018109 (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 3, Block 4, NCB 14880, located at 5720 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18039)
27.     [18-1932](#)     ZONING CASE # Z2018110 (Council District 6): A request for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District to "C-3" General Commercial District on the South 180-feet of Lot 5, Block 1, NCB 17637, located at 10540 Culebra Road. Staff recommends Denial. (Associated Plan Amendment 18032)
28.     [18-2254](#)     ZONING CASE # Z2018111 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District and "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 13.76 acres out of NCB 14686 and NCB 14691, generally located in the 5600 block of Babcock Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 18033).
29.     [18-2162](#)     ZONING CASE # Z2018112 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Microbrewery on Lot 89, NCB 11884, located at 343 West Sunset Road. Staf recommends Approval.
30.     [18-2232](#)     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.  
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