

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 3, 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

12:30 p.m. - Work Session - a briefing on the Terrell Hills Municipal Boundary Adjustment and discussion of policies and administrative procedures and any items for consideration on the agenda for April 3, 2018.

Roll Call.

1. [18-2345](#) (Continued from 03/06/18) 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 "O-2 S MLOD-1 MSAO-1 AHOD" High Rise Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Day Care Center and "O-1 MLOD-1 MSAO-1 AHOD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 4.382 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18024)

2. [18-2613](#) (Continued from 03/20/18) 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)

3. [18-2738](#) (Continued from 03/20/18) 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)

4. [18-2684](#) (Continued from 03/20/18) 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)

5. [18-2205](#) ZONING CASE # Z2018129 CD (Council District 7): 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 Non-Commercial Parking Lot on Lot 10 and Lot 11, Block 12, NCB 11487, located at 5135 Rita Avenue. Staff recommends Approval.

6. [18-2206](#) ZONING CASE # Z2018130 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 57 units per acre on 1.711 acres out of NCB 2310, located at 1409 Buena Vista Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18040)

7. [18-2670](#) ZONING CASE # Z2018131 S (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Parking Lot on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18042)

8. [18-2668](#) ZONING CASE # Z2018134 S (Council District 5): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 5 and 6, Block 10, NCB 7754, located at 4910 South Flores Street. Staff recommends Approval.

9. [18-2669](#) ZONING CASE # Z2018135 (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 149, Block 1, NCB 18564, located at 7240 Bandera Road. Staff recommends Approval.

10. [18-2653](#) ZONING CASE # Z2018137 (Council District 3): A request for a change in zoning from "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Plumbing Company, "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ MC-1 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District, and "IDZ AHOD" Infill Development Zone Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 50, Lot 51, and Lot 52 save and except the west triangular 15 feet, Block 4, NCB 3000 and Lot 16, Block 3, NCB 6514, located at 1507 Roosevelt Avenue and 1515 Roosevelt Avenue. Staff recommends Approval.

11. [18-2617](#) ZONING CASE # Z2018138 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 2.25 acres out of NCB 11623, located at 7827 and 7831 Chambers Road. Staff recommends Approval.
12. [18-2382](#) ZONING CASE # Z2018139 (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 5 and the south 51 feet of Lot 4, Block 1, NCB 1265, located at 421 Pierce Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18044)
13. [18-2588](#) ZONING CASE # Z2018140 CD S (Council District 4): A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.463 acres out of NCB 34362, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.550 acres out of NCB 34362, and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 1.809 acres out of NCB 34362, generally located southeast of Potranco Road and Seascap Drive. Staff recommends Approval.
14. [18-2591](#) ZONING CASE # Z2018141 CD (Council District 4): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 17, Block 12, NCB 15503, located at 2504 S.W. Loop 410. Staff recommends Approval.

15. [18-2667](#) ZONING CASE # Z2018142 CD (Council District 8): A request for a change in zoning from “R-6 MLOD-1 MSAO-1” Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District to “C-2 CD MLOD-1 MSAO-1 Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on 1.42 acres out of NCB 35733, located at 7182 Oak Drive. Staff recommends Approval.
16. [18-2672](#) Consideration of the March 20, 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.
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