

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, April 17, 2018**

**1:00 PM**

**1901 S. Alamo St.**

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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**

12:00 p.m. - Work Session - discussion of the 1) Military Lighting Overlay (MLOD) zoning application, 2) the Alta Vista Neighborhood Conservation (NCD) updates, 3) policies, administrative procedures and any items for consideration on the agenda for April 17, 2018.

Roll Call.

1. [18-2830](#) (Continued from 03/20/18) 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. Staff recommends Approval.

2.     [18-2922](#)     (Continued from 04/03/18) 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)
  
3.     [18-2921](#)     (Continued from 04/03/18) 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)

4. [18-2209](#) ZONING CASE # Z2017005 CD (Council District 3 & 5): A request for a change in zoning for properties located within the World Heritage Buffer Zone area, generally located along and near Roosevelt Avenue, Mission Road, South Presa Street, West Mitchell Street, Riverside Drive, Steves Avenue, McKay Avenue, Espada Road, and Villamain from multiple zoning districts to “R-4” Residential Single-Family District; “R-5” Residential Single-Family District; “R-6” Residential Single-Family District; “R-6 CD” Residential Single-Family District with a Conditional Use for Two Dwelling Units; “R-6 CD” Residential Single-Family District with a Conditional Use for Four Dwelling Units, “IDZ” Infill Development Zone District with uses permitted in “MF-33” Multi-Family District and “C-1” Light Commercial District; “IDZ” Infill Development Zone District with uses permitted in “C-2” Commercial District, Multi-Family Residential Uses Not to Exceed 55 Units Per Acre, Bar With and Without Cover Charge, Nightclub With or Without Cover Charge, Parking Garage, Brewery, Micro-Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Townhomes, Coffee Roasting, Food Service Establishment With/Without Cover Charge 3 or More Days Per Week, Beer Garden, Reception Hall/Meeting Facilities, Outdoor Market/Farmer Market, Bed & Breakfast, Boarding Home, Hotel, Hotel Taller than 34 Feet, Water Distillation, Cosmetics Manufacturing or Processing, Fitness Center/Health Club, Natatorium, Recreational Vehicle Park, Flea Market-Indoor and Outdoor, Laboratory-Research or Testing, and Private Club; “IDZ” Infill Development Zone District with uses permitted in “C-2,” Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel; “MF-33” Multi-Family District; “IDZ” Infill Development Zone District with uses permitted in “C-1” Light Commercial District and Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Reception Hall & Meeting Facilities; “IDZ” Infill Development Zone District with uses permitted in “C-1” Light Commercial and Multi-Family Residential Uses Not to Exceed 55 Units per Acre; “C-1” Light Commercial District; “C-2” Commercial District “C-2NA” Commercial Nonalcoholic Sales District; “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility; “C-3” General Commercial District; “FR” Farm and Ranch District; and “RP” Resource Protection District. All overlay districts remain unchanged. Staff recommends Approval.

5.     [18-2720](#)     ZONING CASE # Z2018136 (Council District 8): A request for a change in zoning from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay District to "MXD MLOD-1 MSAO-1" Mixed Use District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18043)
  
6.     [18-2749](#)     ZONING CASE # Z2018146 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot 13, Block 3, NCB 12116, located at 9219 Towering Oaks Street. Staff recommends Approval.
  
7.     [18-2844](#)     ZONING CASE # Z2018148 CD (Council District 7): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body on Lot 23, Block 10, NCB 15038, located at 6210 N.W. Loop 410. Staff recommends Approval.
  
8.     [18-2622](#)     ZONING CASE # Z2018150 (Council District 2): A request for a change in zoning from "RM-5 AHOD" Residential Mixed Use Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on the north 50 feet of Lot A3 and the west 34 feet of north 90 feet of Lot A4, Block 1, NCB 46, located at 1420 Austin Street. Staff recommends Approval.
  
9.     [18-2628](#)     ZONING CASE # Z2018151 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, Block 1, NCB 10110 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18045)

10.     [18-2843](#)     ZONING CASE # Z2018152 CD (Council District 8): 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 Conditional Use for a Medical Office on Lot 58, Block 4, NCB 11614, located at 7215 West Beverly Mae Drive. Staff recommends Approval.
  
11.     [18-2630](#)     ZONING CASE # Z2018155 (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 for eleven (11) Townhomes on Lot 8 and Lot 16, Block 2, NCB 1029, located at 907, 919, and 923 Piedmont Avenue. Staff recommends Approval.
  
12.     [18-2828](#)     ZONING CASE # Z2018156 CD (Council District 8): A request for a change in zoning from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 0.853 acres out of NCB 35733, located at 7081 Heuermann Road. Staff recommends Denial, with an Alternate Recommendation.
  
13.     [18-2829](#)     ZONING CASE # Z2018173 (Council District 10): A request to assign zoning for property "OCL" Outside the City Limits to "C-1 MC-3" Light Commercial Austin Highway/Harry Wurzbach Metropolitan Overlay District on 2.520 acres out of CB 5742, generally located along properties and the right-of-way between 701 Austin Highway and Rittiman Road to the 6000 block of North New Braunfels Avenue. Staff recommends Approval.
  
14.     [18-2827](#)     Consideration of the April 3, 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.  
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