

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, May 1, 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**

12:30 p.m. - Work Session - briefing on Comprehensive Land Use Category Updates by the Planning Department and discussion of policies and administrative procedures and any items for consideration on the agenda for May 1, 2018.

Roll Call.

1. [18-3087](#) Consideration of an amendment to the Unified Development Code (UDC) to update Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-2" Alta Vista Neighborhood Conservation District. Staff recommends Approval.
  
2. [18-2924](#) (POSTPONED) ZONING CASE # Z2018165 (Council District 2): A request for a change in zoning from "R-6" Residential Single-Family District to "R-4" Residential Single-Family District on 125.092 acres out of NCB 35524 and NCB 35132, located at 5753 New Sulphur Springs.

3.     [18-3016](#)     (Continued from 04/17/18) 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-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel 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.     [18-3118](#)     (Continued from 04/17/18) 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)
  
5.     [18-3117](#)     (Continued from 04/03/18) 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)
  
6.     [18-3121](#)     (Continued from 04/17/18) 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)

7. [18-3135](#) (Continued from 04/17/18) 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.
8. [18-3086](#) ZONING CASE # Z2018154 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for five (5) Townhomes on Lot 5 and west triangular 60.2 feet of Lot 6, Block 2, NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18046)
9. [18-3064](#) ZONING CASE # Z2018157 S (Council District 10): 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 Contractor Construction Facility with Outside Storage on Lot 23 and the southwest 123 feet of Lot 22, Block 1, NCB 16837, located at 10698 Hillpoint Drive. Staff recommends Approval.
10. [18-3085](#) ZONING CASE # Z2018159 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 Conditional Use for Auto Upholstery on 0.1111 of an acre out of NCB 8289, located at 747 North General McMullen Drive. Staff recommends Approval.
11. [18-3084](#) ZONING CASE # Z2018160 (Council District 1): A request for a change in zoning from "FBZD SD HE RIO-2 AHOD" Form Based Zone Specialized District Historic Exceptional River Improvement Overlay Airport Hazard Overlay District to "FBZD T5-1 HE RIO-2 AHOD" Form Based Zone Transect 5-1 Historic Exceptional River Improvement Overlay Airport Hazard Overlay District on 0.132 of an acre out of NCB 835, located at 1201 North Saint Mary's Street. Staff recommends Approval.

12.     [18-3032](#)     ZONING CASE # Z2018162 CD (Council District 3): 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 Welding Shop with Screening of Outside Storage on Lot 9, Lot 10, Lot 11, and Lot 12, Block 169, NCB 9451, located at 3311 Commercial Street. Staff recommends Approval.
13.     [18-3038](#)     ZONING CASE # Z2018163 (Council Districts 1, 3, 4, 5, 6, and 7): A request to apply "MLOD-2" Lackland Military Lighting Overlay District with the applicable "MLR-1" Military Lighting Radius of 0-3 miles for properties within 0-3 miles of the Air Force Base and "MLR-2" Military Lighting Radius of 3-5 miles for properties within 3-5 miles of the Air Force Base as a zoning overlay district to the current Zoning Districts on Multiple Lots, generally located on multiple addresses extending from the boundaries surrounding Lackland Air Force Base and Lackland Air Force Base Annex (Medina) Military Influence Areas. Staff recommends Approval.
14.     [18-2923](#)     ZONING CASE # Z2018164 (Council District 5): 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 the East 70.19 feet of Lot 10, Block 35, NCB 3634, located at 2101 Leal Street. Staff recommends Approval.
15.     [18-3022](#)     ZONING CASE # Z2018167 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 5.515 acres out of NCB 11693, located at 25 Burwood Lane. Staff recommends Approval.
16.     [18-3071](#)     ZONING CASE # Z2018168 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 15 and 16, Block 58, NCB 1586, located at 203 Denver Boulevard. Staff recommends Approval.

17. [18-3033](#) ZONING CASE # Z2018169 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "MF-33 AHOD" Multi Family Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi Family Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 13.29 acres out of NCB 15911 and "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District, on 7.94 acres out of NCB 15911, generally located on the northwest corner of North Weidner Road and Crosswinds Way, with all Overlay Districts remaining unchanged. Staff recommends Approval.
18. [18-3116](#) Consideration of the April 17, 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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