

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, May 15, 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**

Roll Call.

12:30 p.m. - Work Session - Briefing on the SA Tomorrow Proposed Comprehensive Land Use Categories, and discussion of policies and administrative procedures and any items for consideration on the agenda for May 15, 2018. (Rudy Nino, AICP, Assistant Director, Planning Department, 210-207-8389, [rudy.nino@sanantonio.gov](mailto:rudy.nino@sanantonio.gov))

1. [18-3134](#) POSTPONED (Continued from 04/17/18) 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.

2.     [18-3303](#)     ZONING CASE # Z2018153 CD S ERZD (Council District 10): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory on 3.675 acres out of NCB 17338 and "C-2 ERZD" Commercial Edwards Recharge Zone District on 4.848 acres out of NCB 17338, located at 17115 Redland Road. Staff recommends Approval.
  
3.     [18-3300](#)     (Continued from 05/01/18) 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.     [18-3301](#)     (Continued from 05/01/18) 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)
  
5.     [18-3302](#)     (Continued from 05/01/18) 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)

6. [18-3291](#) ZONING CASE # Z2018127 S (Council District 3): A request for a change in zoning from "I-1" General Industrial District to "L S" Light Industrial District with Specific Use Authorization for Outside Storage (Open with No Screening Required) on 14.63 acres out of NCB 10846 and "I-2" Heavy Industrial District on 0.5739 acres out of NCB 10846, located at 7500 S WW White. Staff recommends Approval.
7. [18-3297](#) ZONING CASE # Z2018133 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 CD AHOD" High-Rise Office Airport Hazard Overlay District with a Conditional Use for a Plant Nursery to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 1-18, Block 2, NCB 2173, located at 1507 Ruiz Street and 1318 Arbor Place. Staff recommends Approval.
8. [18-3195](#) 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 131.969 acres out of NCB 35524 and NCB 35132, located at 5753 New Sulphur Springs. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18050)
9. [18-3242](#) ZONING CASE # Z2018171 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415, and 431 Stutts Drive. Staff recommends Denial. (Associated Plan Amendment 18051)
10. [18-3262](#) ZONING CASE # Z2018174 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex to "O-2" High-Rise Office Airport Hazard Overlay District on 5.84 acres out of NCB 12831 and NCB 12836, located at 1314 Hines Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18053)

11.     [18-3264](#)     ZONING CASE # Z2018175 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "MF-18 NCD-5 AHOD" Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lots 8, 9, 10, Block 36, NCB 1868, located at 810 West Craig Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18054)
  
12.     [18-3304](#)     ZONING CASE # Z2018176 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales on Lot 20 and Lot 21, Block 5, NCB 7447, located at 6243 West Commerce Street. Staff recommends Approval.
  
13.     [18-3305](#)     ZONING CASE # Z2018177 S (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 S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization of a Construction Contractor Facility with Outside Storage on Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Associated Plan Amendment 18055)
  
14.     [18-3289](#)     ZONING CASE # Z2018178 (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 22 and the West 98.3 feet of Lot 21, Block 1, NCB 8289, located at 739 North General McMullen Drive. Staff recommends Approval.
  
15.     [18-3290](#)     ZONING CASE # Z2018179 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone with uses permitted in "C-3" General Commercial District on Lot 13, NCB 2569, located at 318 East Cevallos Street. Staff recommends Approval.

16.     [18-3294](#)     ZONING CASE # Z2018181 (Council District 1): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.2591 acres out of NCB 766, located at 1016 North Flores Street. Staff recommends Approval.
  
17.     [18-3292](#)     ZONING CASE # Z2018184 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 13.464 acres out of NCB 14945, generally Located Northwest of Wurzbach Parkway and Thousand Oaks Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18056)
  
18.     [18-3306](#)     ZONING CASE # Z2018185 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 5.446 acres out of NCB 34361, generally located at Potranco Road in the 500 block of North Loop 1604. Staff recommends Approval.
  
19.     [18-3307](#)     ZONING CASE # Z2018186 CD (Council District 6): 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 a Indoor Gun Range on 1.6309 acres out of NCB 15335, located at 704 SW Loop 410. Staff recommends Approval.
  
20.     [18-3288](#)     ZONING CASE # Z2018187 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 9, NCB 981, located at 517 East Grayson Street. Staff recommends Approval.

21.     [18-3265](#)     ZONING CASE # Z2018188 (Council District 3): A request for a change in zoning from "I-1" General Industrial District to "R-4" Residential Single-Family District on 63.528 acres out of CB 4700, generally located southeast of Donop Road and Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18058)
  
22.     [18-3296](#)     ZONING CASE # Z2018189 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 20.92 acres out of NCB 15894, generally located on the northwest corner of Walzem and Eisenhower Road. Staff recommends Approval.
  
23.     [18-3243](#)     ZONING CASE # Z2018190 (Council District 5): A request for a change in zoning from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 95 units per acre on Lot 18 and Lot 20, NCB A-14, located at 400 Probandt Street. Staff recommends Approval.
  
24.     [18-3391](#)     Consideration of the May 1, 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.  
Para más información llame al (210) 207-6044.**

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