

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, June 5, 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 - Briefing on World Heritage Rezoning Initiative and discussion of policies and administrative procedures and any items for consideration on the agenda for June 5, 2018.

Roll Call.

1. [18-3560](#) ZONING CASE # Z2018182 ERZD (Council District 9): A request for a change in zoning from "RM-4 MLOD-1 ERZD" Residential Mixed Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2NA MLOD-1 ERZD" Commercial Non-Alcoholic Sales Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 1.0261 acres out of NCB 15671, generally located at the intersection of Redland Road and Gold Canyon Drive. Staff recommends Approval.

2.     [18-3133](#)     (Continued from 04/17/18) 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.

3.     [18-3709](#)     (Continued from 05/15/18) 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 AHOD" Commercial Airport Hazard Overlay District on 1.425 acres out of NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Approval. (Associated Plan Amendment 18036)
  
4.     [18-3711](#)     (Continued from 05/15/18) 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)
  
5.     [18-3368](#)     (Continued from 05/01/18) 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.
  
6.     [18-3712](#)     (Continued from 05/15/18) 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)

7.     [18-3708](#)     (Continued from 05/15/18) 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.
  
8.     [18-3588](#)     ZONING CASE # Z2018180 CD (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 31, Block 7, NCB 9703, located at 254 Englewood Drive. Staff recommends Approval.
  
9.     [18-3693](#)     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.
  
10.    [18-3591](#)     ZONING CASE # Z2018191 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 1.146 acres out of NCB 11623, located at 8005 Chambers Road. Staff recommends Approval.
  
11.    [18-3590](#)     ZONING CASE # Z2018192 (Council District 5): A request for a change in zoning from "C-2 CD NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 108, NCB 7895, located at 5407 Interstate Highway 35 South. Staff recommends Denial, with Alternate Recommendation.

12.     [18-3561](#)     ZONING CASE # Z2018193 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.462 acres out of NCB 11714, located at 9215 Lorene Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18059)
13.     [18-3602](#)     ZONING CASE # Z2018195 CD (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber or Beauty Shop on Lot 81, Block 2, NCB 7645, located at 1742 Commercial Avenue. Staff recommends Approval.
14.     [18-3685](#)     ZONING CASE # Z2018196 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 1.928 acres out of NCB 17972, located at 8215 Eckhert Road. Staff recommends Approval.
15.     [18-3562](#)     ZONING CASE # Z2018197 (Council District 4): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 53.163 acres out of NCB 11212, located in the 9200 block of Somerset Road. Staff recommends Approval.
16.     [18-3593](#)     ZONING CASE # Z2018198 S (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on 0.864 acres out of NCB 16249, located at 11900 Blanco Road. Staff recommends Approval with Conditions.

17.     [18-3628](#)     ZONING CASE # Z2018199 (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, 2 &3, NCB 2930 and 0.014 acres out of NCB 2930, located at 312 Hickman Street. Staff recommends Approval.
  
18.     [18-3626](#)     ZONING CASE # Z2018200 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 15 and Lot 16, Block 10, NCB 8906, located at 2537 West Southcross Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18060)
  
19.     [18-3688](#)     ZONING CASE # Z2018202 (Council District 4): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1, Block 6, NCB 9855, located at 403 Carmel Avenue. Staff recommends Denial.
  
20.     [18-3558](#)     Consideration of amendments to Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, Section 35-420 (e) (5) Comprehensive Land Use Categories, and Section Sec. 35-A101. - Definitions and Rules of Interpretation: Comprehensive land use category.
  
21.     [18-3599](#)     Consideration of the May 15, 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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