

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 3, 2018

1:00 PM

1901 S. Alamo

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

John Bustamante - 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 - discussion of policies and administrative procedures and any items for consideration on the agenda for July 3, 2018. Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

Roll Call.

1. [18-4181](#) Briefing on proposed changes to an Ordinance amending Chapter 16, Licenses and Business Regulations, and Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, relating to Short Term Rentals.
2. [18-4183](#) (POSTPONED) ZONING CASE # Z2018218 CD (Council District 1): 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 three (3) residential dwelling units on 0.23 acres out of NCB 3053 located at 703 East Ashby Place.

3. [18-4156](#) (Continued from 06/19/18) 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 Camp Bullis Military Sound Attenuation Overlay District to "C-2 NA MLOD-1 MSAO-1" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18043)

4. [18-4158](#) (Continued from 06/05/18) 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.

5. [18-4155](#) (Continued from 06/19/18) ZONING CASE # Z2018214 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 NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage on Lot 6, Lot 7, Lot 8 and Lot 9, Block 33, NCB 8071, located at 1343 and 1347 South General McMullen. Staff recommends Approval.

6. [18-4084](#) ZONING CASE # Z2018119 S (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 Approval, pending Plan Amendment. (Associated Plan Amendment 18036)

7. [18-4110](#) ZONING CASE # Z2018194 (Council District 1): A request for a change in zoning from "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District to "C-2P UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Airport Hazard Overlay District on 1.26 acres out of NCB 2870, located at 2734 North St. Mary's Street. Staff recommends Approval.

8. [18-4085](#) ZONING CASE # Z2018226 (Council District 8): A request for a change in zoning from "O-2 UC-1 MSAO-1 MLOD-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 UC-1 MSAO-1 MLOD-1 AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on Lot P-24B, NCB 34725, located in the 6900 block of Camp Bullis Road. Staff recommends Approval.

9. [18-4081](#) ZONING CASE # Z2018227 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 10, Block 15B, NCB 576, located at 919 East Crockett Street. Staff recommends Approval.

10. [18-4086](#) ZONING CASE # Z2018228 (Council District 1): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 17, Block 1, NCB 2912, located at 1423 South Saint Mary's Street. Staff recommends Approval.

11. [18-4082](#) ZONING CASE # Z2018229 CD (Council District 5): 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 Duplex on Lot 10, Block 3, NCB 8959, located at 834 Division Avenue. Staff recommends Approval.

12. [18-4083](#) ZONING CASE # Z2018230 (Council District 8): A request for a change in zoning from "C-3" General Commercial District and "C-2" Commercial District to "R-4" Residential Single-Family District on Lot P-77A, NCB 14862, located at 5581 Prue Road. Staff recommends Approval.
13. [18-4111](#) ZONING CASE # Z2018231 (Council District 10): A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office, Warehouse, Flex Space with No Outside Storage to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-8D, NCB 17757, located at 15621 O'Connor Road. Staff recommends Approval.
14. [18-4112](#) ZONING CASE # Z2018233 CD (Council District 2): A request for a change in zoning from "C-2 EP-1" Commercial Facility Parking/Traffic Control District to "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18070)
15. [18-4097](#) ZONING CASE # Z2018235 (Council District 1): A request for a change in zoning from "C-3NA H UC-5 AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District and "C-3NA UC-5 AHOD" General Commercial Nonalcoholic Sales Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18072)

16. [18-4096](#) ZONING CASE # Z2018236 CD (Council District 4): 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 and Light Truck Repair on Lot 2, Block 43, NCB 19300, located at 9927 Westover Bluff. Staff recommends Approval.

17. [18-4088](#) ZONING CASE # Z2018237 (Council District 10): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 19.118 acres out of NCB 13753, generally located southeast of Wetmore Road and Wurzbach Parkway. Staff recommends Approval.

18. [18-4113](#) ZONING CASE # Z2018257 (Council District 3): A request for a change in zoning from "RE" Residential Estate District to "C-2" Commercial District on 18.408 acres out of CB 4167, generally located at Loop 1604 and South Flores Road. Staff recommends Approval.

19. [18-4043](#) Consideration of the June 5, 2018 Zoning Commission Minutes.

20. [18-4150](#) Consideration of the June 19, 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.

**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.**

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).