

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 17, 2018

1:00 PM

1901 S. Alamo St.

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

Suren Kamath - District 4

John Bustamante - District 5

Oscar Rosalez - District 6

Robert Sipes – District 7

Patricia Gibbons – District 9

Joe Nix - District 10

Gayle McDaniel – District Mayor

12:30 p.m. - Work Session - Discussion of policies and administrative procedures and any items for consideration on the agenda. 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. [18-4307](#) ZONING CASE # Z2018147 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 1, Block 5, NCB 16329, located at 920 North Loop 1604 West. Staff recommends Approval.

2. [18-4309](#) ZONING CASE # Z2018201 ERZD (Council District 8): A request for a change in zoning from "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 S ERZD" Multi-Family Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 25.87 acres out of NCB 14616, located at 8406 Flanagan. Staff recommends Approval.

3. [18-4286](#) ZONING CASE # Z2018234 S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Motor Vehicle Sales on 0.093 acres out of NCB 14848, located at 14886 Tradesman Drive. Staff recommends Approval.

4. [18-4276](#) (Continued from 07/03/18) 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.

5. [18-4241](#) (Continued from 06/19/18) ZONING CASE # Z2018219 (Council District 5): 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 with uses permitted for six (6) live/work units on Lot 4 and Lot 5, Block 1, NCB 2573, located at 117 and 121 East Fest Street. Staff recommends Approval.

6. [18-4285](#) (Continued from 07/03/18) 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)
7. [18-4278](#) (Continued from 07/03/18) 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.
8. [18-4319](#) 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-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on 0.23 acres out of NCB 3053, located at 703 East Ashby Place. Staff recommends Approval.
9. [18-4222](#) ZONING CASE # Z2018225 (Council District 2): A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and for a Mobile Food Base of Operation on Lot 13 and 14, Block 40, NCB 557, located at 503 Chestnut Street. Staff recommends Approval.
10. [18-4299](#) ZONING CASE # Z2018238 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 56, Block 2, NCB 8417, located at 168 Sherwood Drive. Staff recommends Approval.

11. [18-4254](#) ZONING CASE # Z2018239 (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 Conservation Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.206 acres out of NCB 1994, located at 823 Fredericksburg Road and 829 Fredericksburg Road. Staff recommends Approval.

12. [18-4255](#) ZONING CASE # Z2018240 CD (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot 7, Block 13, NCB 10060, located at 119 Jackson-Keller Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18074)

13. [18-4245](#) ZONING CASE # Z2018242 (Council District 5): 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 for two (2) Live/Work Units on Lot 1, Block 8, NCB 3903, located at 1609 South Flores Street. Staff recommends Approval.

14. [18-4246](#) ZONING CASE # Z2018243 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.673 acres out of NCB 12489, located at 2896 Blanco Road and 2906 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18083)

15. [18-4216](#) ZONING CASE # Z2018244 (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22, NCB 9503, located at 2510 SW Military Drive. Staff recommends Approval.

16. [18-4291](#) ZONING CASE # Z2018246 CD (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on 1.16 acres out of NCB 10849, located at 5006 Alma Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18075)
17. [18-4239](#) ZONING CASE # Z2018247 S (Council District 8): A request for a change in zoning from "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on 2.432 acres out of NCB 35733, located at 21650 Milsa Drive. Staff recommends Approval.
18. [18-4265](#) ZONING CASE # Z2018248 S (Council District 3): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Machine Shop on Lot 4, NCB 11151, located at 10110 Moursund Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18076)
19. [18-4298](#) ZONING CASE # Z2018249 CD (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 18077)

20. [18-4256](#) ZONING CASE # Z2018250 (Council District 1): A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Street Urban Corridor Airport Hazard Overlay District and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District on 0.588 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid. Staff recommends Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 18078)
21. [18-4247](#) ZONING CASE # Z2018251 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.915 acres out of NCB 7921, located at 1422 Division Avenue and 1444 Division Avenue. Staff recommends Approval.
22. [18-4215](#) ZONING CASE # Z2018252 (Council District 2): A request for a change in zoning from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District and "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "O-2" High Rise Office District, "C-2" Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week on Lots 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, and P-106, Block 33, NCB 1763, generally located at 2100 Broadway Street. Staff recommends Denial, with an Alternate Recommendation.

23. [18-4305](#) ZONING CASE # Z2018253 (Council District 6): A request for a change in zoning from "C-3NA GC-2 MAOZ-1 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District and "I-1 GC-2 MAOZ AHOD" General Industrial Texas 151 Corridor Military Airport Overlay Zone Airport Hazard Overlay District to "L GC-2 MAOZ-1 AHOD" Light Industrial Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District on Lot 3, Lot 4 and Lot 5, Block 2, NCB 16323, located at 5127 Castroville Road. Staff recommends Approval.
24. [18-4248](#) ZONING CASE # Z2018254 (Council District 5): A request for a change in zoning from "I-1 AHOD " General Industrial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Meat and Poultry Processing and Live Animal Storage (Not Completely Enclosed) on 0.502 acres out of NCB 2533, located at 1818 South Zarzamora Street and 633 Ceralvo Street. Staff recommends Denial, with an Alternate Recommendation.
25. [18-4257](#) ZONING CASE # Z2018255 (Council District 2): A request for a change in zoning from "RE S" Residential Estate District with Specific Use Authorization to "I-1" General Industrial District on 0.229 acres out of NCB 10579, located at 1027 Creekview. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18080)
26. **18-4314** Consideration of the July 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.

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For more information call (210) 207- 6044.**

**Hay servicios de traducción simultánea disponibles.
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