

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, August 7, 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**

**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**

12:00 p.m. - Work Session - Discussion of the River Improvement Overlay Zoning Districts and 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. [18-4507](#) (WITHDRAWN) ZONING CASE # Z2018254 (Council District 5): A request for a change in zoning from "I-1 AHOD " General Industrial Airport Hazard Overlay District and "C-2 CD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.

2. [18-3856](#) (Continued from 06/05/18) 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.
3. [18-4284](#) (Continued from 07/03/18) 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.
4. [18-4502](#) (Continued from 07/17/18) 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. [18-4503](#) (Continued from 07/17/18) 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. [18-4504](#) (Continued from 07/17/18) 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)

7. [18-4500](#) (Continued from 07/17/18) 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)
8. [18-4501](#) (Continued from 07/17/18) 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)
9. [18-4505](#) (Continued from 07/17/18) 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)

10. [18-4506](#) (Continued from 07/17/18) 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.
11. [18-4438](#) ZONING CASE # Z2018172 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 49.664 acres out of NCB 16567 and CB 5089, generally located at Loop 1604 and IH-10 East along Green Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18052)
12. [18-4480](#) ZONING CASE # Z2018224 (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 for four (4) dwelling units and a live/work unit on Lot 24, Block 25, NCB 507, located at 426 Milam Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18068)
13. [18-4618](#) ZONING CASE # Z2018256 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation.

14. [18-4435](#) ZONING CASE # Z2018258 S (Council District 3): 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 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff recommends Approval with Conditions.
15. [18-4436](#) ZONING CASE # Z2018260 S (Council District 7): 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 Hotel taller than 35 feet on 2.461 acres out of NCB 15038, generally located at NW Loop 410 and Peace Pipe. Staff recommends Approval.
16. [18-4498](#) ZONING CASE # Z2018263 (Council District 1): A request for a change in zoning from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 9.136 acres out of NCB 63 and NCB 1009, generally located along West Cevallos Street at Peden Alley and Marty Street. Staff recommends Approval.
17. [18-4619](#) ZONING CASE # Z2018264 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on the northwest 378.32 feet of Lot 12, Block 2, NCB 14702, located at 9481 Huebner Road. Staff recommends Approval.
18. [18-4499](#) ZONING CASE # Z2018265 (Council District 2): A request for a change in zoning from "C-2 CD IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Landscape Materials, Sales, and Supplies to "C-2 CD IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Exterminator on 1.120 acres out of NCB 13806, located at 102 Joe Lee Street. Staff recommends Approval.
19. [18-4621](#) Consideration of the July 3, 2018 Zoning Commission Minutes

20. [18-4622](#) Consideration of the July 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.  
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).**