

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, October 2, 2018**

**1:00 PM**

**1901 S. Alamo**

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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**

12:30 p.m. - Work Session - Discussion of policies and administrative procedures and any items for consideration on the agenda for October 2, 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. [18-5422](#) Consideration, discussion, and recommendation on proposed Unified Development Code (UDC) amendments including proposed changes to Section 35-310.05a. - Single-Family Residential District, Section 35-341. - "MXD" Mixed Use District, and Section 35-343. - "IDZ" Infill Development Zone.

2. [18-5428](#) (POSTPONED) ZONING CASE # Z2018323 (Council District 1): A request for a change in zoning from "R-6 AHOD" Single-Family Residential Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) residential dwelling units on Lot 23 and Lot 24, Block 5, NCB 6793, located at 760 East Locust Street. Staff recommends Denial, with an Alternate Recommendation.
3. [18-5426](#) ZONING CASE # Z2018311 CD (Council District 10): 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 Conditional Use for a Welding Shop on Lot P-5A, NCB 15722, located at 12751 O'Connor Road. Staff recommends Approval.
4. [18-5424](#) ZONING CASE # Z2018312 (Council District 2): A request for a change in zoning from "O-2 NCD-9 AHOD" High Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on the East 43 feet of Lot 29, NCB 6300, located at 817 East Josephine Street. Staff recommends Approval.
5. [18-5370](#) ZONING CASE # Z2018313 (Council District 4): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.16 acres out of NCB 15247, located at Ray Ellison Boulevard and Five Palms Drive. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18087)

6. [18-5397](#) ZONING CASE # Z2018314 S (Council District 3): A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA S MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization to allow for a Specified Financial Institution on 0.0263 acres out of NCB 9314, located at 930 S.W. Military Drive. Staff recommends Denial. (Associated Plan Amendment 18100)
7. [18-5475](#) ZONING CASE # Z2018315 (Council District 4): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 14, Block A, NCB 11269, located at 7457 Somerset Road. Staff recommends Approval.
8. [18-5476](#) ZONING CASE # Z2018316 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1-6, Block 26, NCB 1621, located at 1401 South New Braunfels. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18088)
9. [18-5477](#) ZONING CASE # Z2018317 (Council District 1): A request for a change in zoning from "C-2 H UC-5 AHOD" Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-4 HS H UC-5 AHOD" Residential Mixed Historic Significant Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ HS H UC-5 AHOD" Infill Development Zone Historic Significant Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow for 10 residential dwelling units on the South 17.71 feet of Lot 1, and Lot 2, Lot 3, and Lot 4, Block 30, NCB 392, located at 306 and 310 East Park Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18089)

10.     [18-5473](#)     ZONING CASE # Z2018318 S (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint & Body Repair on Lot 5, Block 2, NCB 18560, located at 7539 Bandera Road. Staff recommends Approval.
  
11.     [18-5479](#)     ZONING CASE # Z2018319 (Council District 4): A request for a change in zoning from "R-6 AHOD MLOD-2 MLR-1" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay Military Lighting Region District to "MF-18 AHOD MLOD-2 MLOD-1" Limited Density Multi-Family Airport Hazard Overlay Military Lighting Overlay Military Lighting Region District on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18090)
  
12.     [18-5429](#)     ZONING CASE # Z2018320 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2   Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for three (3) residential units on Lot 6B, Block 1, NCB 2449, located at 2402 Guadalupe Street. Staff recommends Approval.
  
13.     [18-5398](#)     ZONING CASE # Z2018321 CD (Council District 3): A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Storage on Lot 11, NCB 8587, located at 533 Rayburn Drive. Staff recommends Denial. (Associated Plan Amendment 18091)

14. [18-5478](#) ZONING CASE # Z2018322 (Council District 4): A request for a change in zoning from "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.246 acres out of NCB 17364, located at 8524 New Laredo Highway. Staff recommends Approval.
15. [18-5471](#) ZONING CASE # Z2018324 (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District on 0.245 acres out of NCB 7388, located at 1501 South Zarzamora Street. Staff recommends Approval.
16. [18-5621](#) Consideration, discussion, and action to cancel the Zoning Commission Meeting of January 1, 2019 due to Winter Break.
17. [18-5543](#) Consideration of the September 4, 2018 Zoning Commission Minutes.
18. [18-5544](#) Consideration of the September 18, 2018 Zoning Commission Minutes.

Director's Report: BuildSA

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.

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

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**Style 3**