

# City of San Antonio



## **AGENDA** **Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, October 16, 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. 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. 18-5818** (POSTPONED) ZONING CASE # Z2018335 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 6.83 acres out of NCB 14945, generally located southwest of Thousand Oaks Drive and Schertz Road.

2.     [18-5609](#)     (Continued from 09/18/18) ZONING CASE # Z2018262 (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 and "C-3 S MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Wireless Telecommunications System to "MHP MLOD-2 MLR-1 AHOD" Manufactured Housing Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 13.530 acres out of NCB 11212, located at 9040, 9042, 9048 Somerset Road. Staff recommends Denial. (Associated Plan Amendment 18082)
  
3.     [18-5425](#)     (Continued from 09/18/18) ZONING CASE # Z2018292 (Council District 5): 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, "O-2 MLOD-2 MLR-1 AHOD" Office High Rise Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3NA MLOD-1 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 MLOD-1 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.68 acres out of NCB 6680, located at 2220 Calle Estrella and 2240 Calle Estrella. Staff recommends Approval.
  
4.     [18-5748](#)     (Continued from 10/02/18) 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.

5.     [18-5749](#)     (Continued from 10/02/18) 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)
  
6.     [18-5750](#)     (Continued from 10/02/18) 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)
  
7.     [18-5635](#)     ZONING CASE # Z2018325 (Council District 1): A request for a change in zoning from "I-1 HS RIO-7E AHOD" General Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District to "IDZ HS RIO-7E AHOD" Infill Development Zone Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family at 42 Dwelling Units, Bar/Tavern, and a Hotel on 0.428 acres out of NCB 1009, located at 1425 South Flores Street. Staff recommends Approval.
  
8.     [18-5633](#)     ZONING CASE # Z2018326 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18092)

9. [18-5634](#) ZONING CASE # Z2018327 (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 "MF-25" Low Density Multi-Family District on North 52.3 feet of Lot 5 and Lot 6, Block 7, NCB 649 and the South 87.3 feet of Lot 5 and Lot 6, Block 7, NCB 649, located at 926 Hoefgen and 930 Hoefgen. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18093)
10. [18-5666](#) ZONING CASE # Z2018329 S (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 21, Block 45, NCB 19300, located at 10131 Potranco Road. Staff recommends Approval.
11. [18-5667](#) ZONING CASE # Z2018330 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 118, Block 2, NCB 15730, located at 100 Dinn Drive. Staff recommends Approval.
12. [18-5725](#) ZONING CASE # Z2018331 (Council District 7): A request for a change in zoning from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.229 acres out of NCB 18917, located at 5300 Heath Road. Staff recommends Approval.
13. [18-5712](#) ZONING CASE # Z2018332 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18094)

14. [18-5714](#) ZONING CASE # Z2018333 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Construction Contractor Facility with outside storage, and Motor Vehicle Sales on 0.322 acres out of NCB 3894, located at 125 Walsh Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18095)
15. [18-5719](#) ZONING CASE # Z2018336 (Council District 8): A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District on 31.915 acres out of NCB 34727, NCB 34760, NCB 18333, located at 6940 Heuerman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18097)
16. [18-5742](#) Consideration and Approval of the October 2, 2018 Zoning Commission Minutes.

Director's Report: BuildSA Training

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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