

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 6, 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 - Briefing and Presentation of proposed Martindale Army Airfield Military Lighting Overlay District and Military Sound Attenuation Overlay District large-area rezoning. 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.

1. [18-6064](#) (POSTPONED) ZONING CASE # Z2018354 (Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-12, Lot P-54A, and Lot P-55, NCB 17364, located at 9120 New Laredo Highway.

2. [18-6026](#) ZONING CASE # Z2018276 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 17.989 acres out of NCB 19219, located in the 21000 block of North US Highway 281. Staff recommends Approval.

3. [18-6057](#) ZONING CASE # Z2018340 ERZD (Council District 9): A request for a change in zoning from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 15.99 acres out of CB 4900 and CB 4924, located at 23211 U.S. Highway 281 North. Staff recommends Approval.

4. [18-5839](#) (Continued from 10/02/18) 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.

5. [18-6030](#) (Continued from 10/16/18) 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)

6. [18-5999](#) (Continued from 10/16/18) 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.

7. [18-6004](#) (Continued from 10/16/18) 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.

8. [18-5988](#) ZONING CASE # Z2018128 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "UD AHOD" Urban Development Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18041)

9. [18-5989](#) ZONING CASE # Z2018232 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 27, Block 1, NCB 3596, located at 115 Aganier Avenue. Staff recommends Approval.

10. [18-6027](#) ZONING CASE # Z2018326 S (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Chiropractor Office on Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial. (Associated Plan Amendment 18092)
11. [18-6005](#) ZONING CASE # Z2018332 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales 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)
12. [18-6033](#) ZONING CASE # Z2018335 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 17.68 acres out of NCB 14945, generally located southwest of Thousand Oaks Drive and Schertz Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18096)
13. [18-6062](#) ZONING CASE # Z2018337 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Twelve (12) Residential Units on 0.844 acres out of NCB 11882, located at 1519 and 1523 East Sandalwood Lane. Staff recommends Approval.

14. [18-6049](#) ZONING CASE # Z2018338 CD (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on the south 102-feet of Lot 1, Block 218, NCB 3945, the south 93-feet of Lot 2, Block 218, NCB 3945, and the south 100-feet of Lot 3, Block 218, NCB 3945, located at 1731, 1735, and 1739 West Hildebrand. Staff recommends Approval.
15. [18-6063](#) ZONING CASE # Z2018339 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 two (2) residential dwelling units on Lot 10 and the West 60.1-feet of Lot 8 and Lot 9, Block 2, NCB 6313, located at 542 Brady Boulevard. Staff recommends Approval.
16. [18-6047](#) ZONING CASE # Z2018341 (Council Districts 2, 3, and 10): A request to update 35.339.04 of Chapter 35, Unified Development Code, Military Lighting Overlay Districts, Designation Criteria to include Martindale Army Air Field and 35.339.05 (c) to add Martindale Army Air Field (MSAO-2) and to apply Zoning Overlays on multiple lots, generally located on multiple addresses extending within 5 miles from the perimeter boundaries surrounding Martindale Army Airfield for "MLOD-3" Martindale Military Lighting Overlay District with applicable "MLR-1" Military Lighting Region 1 for properties within 3 miles from the boundary of Martindale Army Airfield and "MLR-2" Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Martindale Army Airfield and "MSAO-2" Martindale Military Sound Attenuation Overlay District to the base zoning district for property located up to 5 miles from the boundary of Martindale Army Staff recommends Approval.

17. [18-5990](#) ZONING CASE # Z2018342 (Council District 4): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18106)
18. [18-5991](#) ZONING CASE # Z2018343 CD (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 to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Bar/Tavern on Lot P-12, ABS 16, NCB 15318, located at 121 Whitewood Drive. Staff recommends Approval.
19. [18-5992](#) ZONING CASE # Z2018344 (Council District 1): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2NA UC-3 AHOD" Commercial Nonalcoholic Sales Fredericksburg Road Urban Corridor Airport Hazard Overlay District, "C-2NA HL UC-3 AHOD" Commercial Nonalcoholic Sales Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 UC-3 AHOD" Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District, and "C-2 HL UC-3 AHOD" Commercial Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District on Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18101)

20. [18-5993](#) ZONING CASE # Z2018345 CD (Council District 6): 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 to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for (4) Four Residential Units on Lot 9 and Lot 10, Block 2, NCB 14355, located at 5747 McDavitt Road. Staff recommends Approval.
21. [18-6025](#) ZONING CASE # Z2018347 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre on 1.164 acres out of NCB 3029 and NCB 6789, located at 715-731 East Locust and 326-328 West Grayson. Staff recommends Approval.
22. [18-6024](#) ZONING CASE # Z2018348 CD (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 CD MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway and Babcock Road intersection. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18103)

23. [18-6021](#) ZONING CASE # Z2018349 (Council District 6): A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District on Lot 5, Block 8, NCB 15570, located at 7318 West Military Drive. Staff recommends Approval.
24. [18-6035](#) ZONING CASE # Z2018350 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on West 66-feet of the South 150-feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18104)
25. [18-6036](#) ZONING CASE # Z2018351 CD (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Food and Dairy Products Processing, Packaging and Storage, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.190 acres out of NCB 10943 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Food Products - Processing on 0.189 out of NCB 10943, located at 1007 and 1031 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18108)
26. [18-6037](#) ZONING CASE # Z2018352 (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-33" Multi-Family District on 1.131 acres out of NCB A-63, located at 210 West Peden Alley. Staff recommends Approval.

27. [18-6038](#) ZONING CASE # Z2018353 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 26.386 acres out of CB 5021, generally located in the 6800 Block of NE Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18109)
28. [18-6171](#) Consideration and approval of the October 16, 2018 Zoning Commission Minutes

Director's Report: Short Term Rental and Infill Development Zone Updates.

Adjournment.

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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