

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 4, 2017

1:00 PM

1901 S. Alamo St.

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Ricardo Briones - District 5, Vice-Chair

Cecilia Garcia – District Mayor, Chair Pro-Tem

Siboney Diaz-Sanchez - District 1

Joy McGhee - District 3

Oscar Rosalez - District 6

Reagan Greer – District 9

Ba’Ron Head - District 2

Suren Kamath - District 4

Grace Rose-Gonzales – District 7

Joe Nix - District 10

12:30 p.m. - Work Session - Briefing on the update to the Beacon Hill NCD Standards, and discussion of policies and administrative procedures and any items for consideration on the agenda for April 4, 2017.

Roll Call.

1. [17-2450](#) Consideration and Recommendation of a UDC Amendment regarding a Council Consideration Request from Councilman Roberto Treviño, District 1, to provide weekly reports to registered neighborhood associations with an NCD and HD zoning overlay, regarding permit applications and/or preliminary plan review meetings for projects located within their respective Neighborhood Conservation District and Historic District. Staff recommends Approval.

2. [17-2373](#) ZONING CASE # Z2017078 S ERZD (Council District 8): 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 Wireless Communication System on 0.083 acres out of NCB 15825, located in the 5000 block of Beckwith Boulevard. Staff recommends Approval.
3. [17-2448](#) (Continued from 03/21/17) ZONING CASE # Z2017079 (Council District 4): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on P-37 ABS 16, NCB 15261, generally located in the 5800 block of Elm Valley Drive. Staff recommends Approval.
4. [17-2449](#) (Continued from 03/21/17) ZONING CASE # Z2017085 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the West 96 Feet of 13 ARB A-25, Block N PT 20, NCB 485, located at 216 Oleander Street. Staff recommends Approval.
5. [17-2384](#) ZONING CASE # Z2017088 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "MF-33 IDZ H AHOD" Multi-Family Infill Development Zone Overlay Monte Vista Historic Airport Hazard Overlay District on Lots 11, 12, and 13, Block 2, NCB 1706, located at 2419 McCullough Avenue. Staff recommends Approval.
6. [17-2375](#) ZONING CASE # Z2017091 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 20, Block 16, NCB 16526, located at 2338 Pinn Road. Staff recommends Approval.

7. [17-2377](#) ZONING CASE # Z2017093 CD (Council District 10): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (Outdoor Training, Boarding, Runs, Pens or Paddocks Permitted) on 0.6228 acres out of NCB 17251, located at 14606 Jones Maltsberger Road. Staff recommends Approval.
8. [17-2380](#) ZONING CASE # Z2017094 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block, NCB 2585, located at 307 Lone Star Boulevard. Staff recommends Denial with an Alternate Recommendation.
9. [17-2387](#) ZONING CASE # Z2017095 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with six (6) single-family dwelling units on Lots 23 and 24, Block 1, NCB 2923, located at 113 Paul Street. Staff recommends Denial.
10. [17-2378](#) ZONING CASE # Z2017096 (Council District 2): 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 four single-family dwellings on the North 53 Feet of Lots 1, 2, and 3, NCB 1339, located at 314 St. Charles Street. Staff recommends Denial.
11. [17-2383](#) ZONING CASE # Z2017097 (Council District 2): A request for a change in zoning from "AE-1 AHOD" Arts & Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-40" Multi-Family District, and a Bar on Lots 8 and 9, Block 4, NCB 600, located at 1634 East Commerce Street. Staff recommends Approval.

12. [17-2376](#) ZONING CASE # Z2017099 (Council District 1): 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-33" Multi-Family District on 1.300 acres out of NCB 6789, located at 739 through 747 East Locust Street and 314-318 W. Grayson. Staff recommends Approval.
13. [17-2388](#) ZONING CASE # Z2017100 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "TOD AHOD" Transit Oriented Development Airport Hazard Overlay District on 85.34 acres out of NCB 18288, located in the 7000 Block of Potranco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17030)
14. [17-2372](#) ZONING CASE # Z2017102 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lot 11, Block 13, NCB 7212 and Lot 12, Block 13, NCB 7212 save and except a 0.003 acre tract of land out of NCB 7212, as recorded in Volume 3233, Page 1608 of the deed and plat records of Bexar County, located at 2401 Blanco Road. Staff recommends Approval.
15. [17-2401](#) Consideration of the March 21, 2017 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.

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