

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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Tuesday, September 19, 2017

1:00 PM

1901 S. Alamo St.

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### 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**

**Patricia Gibbons – 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 - discussion of policies and administrative procedures and any items for consideration on the agenda for September 19, 2017.

Roll Call.

1. [17-5167](#) WITHDRAWN (Continued from 09/05/17) ZONING CASE # Z2017219 (Council District 2): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for 10 Residential Single-Family Units on Lots 8, 9 and 10, Block 35, NCB 1333, located at 1625 Burnet Street. Staff recommends Denial, with an Alternate Recommendation.
  
2. [17-4295](#) (Continued from 07/18/17) ZONING CASE # Z2017195 S (Council District 8): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Carwash on 1.54 acres out of NCB 14702, located at 9545 Huebner Road. Staff recommends Approval.

3. [17-5168](#) (Continued from 09/05/17) ZONING CASE # Z2017214 (Council District 7): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.8914 of an acre out of NCB 17973, located at 7607 Eckhert Road. Staff recommends Approval.
4. [17-5163](#) (Continued from 09/05/17) ZONING CASE # Z2017228 (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District on Lot 10 and the West 3.78 feet of Lot 11, Block 11, NCB 1836, located at 133 West Mistletoe Avenue. Staff recommends Approval.
5. [17-4849](#) ZONING CASE # Z2017234 (Council District 6): A request for a change in zoning from "C-2" Commercial District, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center, "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3" General Commercial District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MF-33" Multi-Family District and to assign zoning to property that is "OCL" Outside City Limits to "MF-33" Multi-Family District, and "NP-8 AHOD" Neighborhood Preservation District on 118 acres out of NCB 34400 and CB 4400, located in the 11100 Block of West Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17070)
6. [17-5104](#) ZONING CASE # Z2017236 (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 and a Duplex on 0.1315 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17071)

7. [17-5134](#) ZONING CASE # Z2017237 (Council District 5): 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 Lot 1, Block 28, NCB 2290, located at 2802 West Houston Street. Staff recommends Approval.
8. [17-5112](#) ZONING CASE # Z2017238 (Council District 2): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff recommends Approval.
9. [17-5102](#) ZONING CASE # Z2017239 (Council District 2): A request for a change in zoning from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval.
10. [17-5105](#) ZONING CASE # Z2017240 (Council District 1): A request for a change in zoning from "R-6 CD RIO-7E AHOD" Residential Single-Family San Pedro Creek River Improvement Overlay District Airport Hazard Overlay District with Conditional Use for a Catering Shop to "O-1 RIO-7E AHOD" Office San Pedro Creek River Improvement Overlay Airport Hazard Overlay on Lot 13, Block 1, NCB 1011, located at 244 West Cevallos Street. Staff recommends Approval.
11. [17-5122](#) ZONING CASE # Z2017241 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 21 and Lot 22, NCB 6469, located at 2427 Chihuahua Street. Staff recommends Approval.

12. [17-5106](#) ZONING CASE # Z2017242 S (Council District 6): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. Staff recommends Approval.

13. [17-5135](#) ZONING CASE # Z2017243 (Council District 5): A request for a change in zoning from "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family Dwelling Units on Lot 23 and Lot 24, Block 9, NCB 3128, located at 2501 South Presa Street. Staff recommends Approval.

14. [17-5110](#) ZONING CASE # Z2017244 S (Council District 8): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35-feet in Height on Lot 22, NCB 12830, located at 8222 Wurzbach Road. Staff recommends Approval.

15. [17-5113](#) ZONING CASE # Z2017245 (Council District 2): A request for a change in zoning from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Parking Overlay District on 0.1387 acres out of NCB 1205 located in the 500 Block of Runnels Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17073)

16. [17-5125](#) ZONING CASE # Z2017246 S (Council District 1): 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 Social Club-Private on 0.1458 of an acre out of NCB 12962, located at 7067 San Pedro Avenue. Staff recommends Approval.

17. [17-5107](#) ZONING CASE # Z2017247 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use District Airport Hazard Overlay District on 40.027 acres out of NCB 16551, generally located near the intersection of East Loop 1604 and Weichold Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17074)

18. [17-5136](#) ZONING CASE # Z2017248 (Council District 1): A request for a change in zoning from "I-1 RIO-1 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "C-1 RIO-1 AHOD" Light Commercial River Improvement Overlay Airport Hazard Overlay District on Lot 55, NCB 2806, located at 3440 North St. Mary's Street. Staff recommends Approval.

19. [17-5101](#) ZONING CASE # Z2017250 (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 uses permitted for two (2) Residential Single-Family dwellings on North 65 feet of Lot 1 and Lot 2, Block 8, NCB 6206, located at 1002 Center Street. Staff recommends Approval.

20. [17-5126](#) ZONING CASE # Z2017251 (Council District 2): 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 two (2) Residential Single-Family Dwellings on North 105 feet of Lot 8, Block A, NCB 486, located at 302 East Carson Street. Staff recommends Approval.

21. [17-5108](#) ZONING CASE # Z2017252 (Council District 2): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for 15 residential units on South 104.22 feet of Lot 11, Lot 12, and 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval.

22. [17-5137](#) ZONING CASE # Z2017253 (Council District 5): 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 and for four (4) Residential Single-Family Dwelling Units on the South 109.5 feet of Lot 12, Block 22, NCB 2320, located at 2401 Buena Vista Street. Staff recommends Approval.

23. [17-5159](#) Consideration of the September 5, 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.

**Language interpreters are available at the meeting.  
For more information call (210) 207- 6044.**

**Hay servicios de traducción simultánea disponibles.  
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**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).**