

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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Tuesday, October 17, 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 October 17, 2017.

Roll Call.

1. [17-5646](#) ZONING CASE # Z2017217 S ERZD (Council District 8): A request for a change in zoning from "ED MLOD-1 MSAO-1 ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District to "ED S MLOD-1 MSAO-1 ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.037 acres out of NCD 14859, located at 16416 La Cantera Parkway. Staff recommends Approval.

2. [17-5657](#) ZONING CASE # Z2017260 S ERZD (Council District 9): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Hospital on Lot 6, Block 10, NCB 17727, located at 17903 Corporate Woods Drive. Staff recommends Approval.
  
3. [17-5592](#) (Continued from 09/19/17) 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. [17-5744](#) (Postponed from 10/03/17) ZONING CASE # Z2017223 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicles Sales (Full Service) on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Approval.

5. [17-5665](#) (Postponed from 09/19/17) 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 "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with the following uses: Museum – public or private, Church, Temple, Mosque, facilities that are for worship or study of religion, Live-Work Units, Loft, Housing Temporary or Permanent For On-Premises Caretaker, Public Safety Facilities, Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court-Indoor Only, Antique Store, Art Gallery, Bookstore, Candy, Nut and Confectionery, Drugstore – Apothecary, Florist, Gift Shop, Newsstand, Stationary Products, Bank/Credit Union, Barber/Beauty Shop, Bed and Breakfast, Copy Service- Blueprinting and Photocopying, Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment) Limited to 1,000 SF No Alcohol, Library, Loan Office, Massage - Therapeutic ,Medical - Chiropractor Office, Medical - Clinic (Physician and/or Dentist), Medical - Clinic Physical Therapist, Medical - Optical Goods Retail, Medical - Optometry Office, Office Data Processing & Management, Office Professional, Post Office, Radio or Television Station Studio, Reading Room, Studio - Fine or Performing Arts, Studio - Interior Decorating, Watch Repair 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.
6. [17-5740](#) (Continued from 10/03/17) 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.

7. [17-5497](#) (Continued from 09/19/17) 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.
  
8. [17-5741](#) (Continued from 10/03/17) ZONING CASE # Z2017258 CD (Council District 5): A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 13 and Lot 14, Block 104, NCB 6668, located at 619 SW 24th Street. Staff recommends Approval.
  
9. [17-5742](#) (Continued from 10/03/17) ZONING CASE # Z2017262 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units on 1.012 acres out of NCB 11882, located at 1511 and 1515 East Sandalwood Lane. Staff recommends Approval.
  
10. [17-5743](#) (Continued from 10/03/17) ZONING CASE # Z2017267 CD (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales (Full Service) on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17079)

11. [17-5645](#) ZONING CASE # Z2017272 (Council District 2): A request for a change in zoning from “DR AHOD” Development Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment With Cover Charge 3 or More Days Per Week on approximately 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17081)
  
12. [17-5656](#) ZONING CASE # Z2017273 CD (Council District 9): A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 7, Block 8, NCB 13358, located 1022 Cerro Alto Drive. Staff recommends Denial.
  
13. [17-5667](#) ZONING CASE # Z2017274 (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 0.47 acres out of NCB 8417, located at 1006 Vance Jackson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17083)
  
14. [17-5737](#) ZONING CASE # Z2017275 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) Residential Dwelling Units on Lot 8, Block 13, NCB 16664, located at 13339 El Charro Street. Staff recommends Approval.

15. [17-5647](#) ZONING CASE # Z2017276 (Council District 7): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 10 and Lot 11, Block 3, NCB 18573, located at 7902 Mainland Drive. Staff recommends Approval.
16. [17-5655](#) ZONING CASE # Z2017277 S (Council District 1): A request for a change in zoning from "C-2 NA AHOD" Commercial Non Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facility with Alcohol Sales on Lots 7, 8, 9, 10; Block 2, NCB 1725 located 2030 North Main Street. Staff recommends Approval.
17. [17-5738](#) ZONING CASE # Z2017279 (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 Lot 22 and Lot 23, Block 16, NCB 3284, located at 898 East Drexel Avenue. Staff recommends Approval.
18. [17-5648](#) ZONING CASE # Z2017280 S (Council District 6): 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 Private Social Club/Organization on 0.211 acres out of NCB 18284, located at 7616 Culebra Road. Staff recommends Approval.
19. [17-5652](#) ZONING CASE # Z2017282 (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 4 and Lot 5, Block A, NCB 1653, located at 914 and 918 North Pine Street. Staff recommends Approval.

20. [17-5674](#) ZONING CASE # Z2017283 CD (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Truck Maintenance and Repair on 3.113 acres out of NCB 18229, located at 12518 IH-10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17087)
21. [17-5739](#) ZONING CASE # Z2017284 CD (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 14, Block 1, NCB 15650, located at 6342 Wurzbach Road. Staff recommends Approval.
22. [17-5649](#) ZONING CASE # Z2017285 (Council District 1): A request for a change in zoning from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8404 and 8406 Speedway Drive. Staff recommends Denial. (Associated Plan Amendment 17086)
23. [17-5687](#) Consideration of the October 3, 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.

**Language interpreters are available at the meeting.  
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