

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, January 17, 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 Ruiz Street Large Area Rezoning (Council District 1), and discussion of policies and administrative procedures and any items for consideration on the agenda for January 17, 2017.

Roll Call.

1. [17-1118](#) (WITHDRAWN) ZONING CASE # Z2017041 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales on 0.2541 acres out of NCB 13183, located at 5063 Rigsby Avenue.

2. [17-1036](#) (POSTPONED) (Continued from 12/20/16) ZONING CASE # Z2016283 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District and "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District to "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16084)

3. [17-1159](#) (POSTPONED) ZONING CASE # Z2017040 (Council District 1): A request for a change in zoning from "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on the North 35 feet of Lot 26 & the South 25 feet of Lot 27, Block 4, NCB 902, located at 712 South St. Mary's Street.

4. [17-1132](#) (POSTPONED) ZONING CASE # Z2017044 CD (Council District 8): A request for a change in zoning from "C-2 MLOD" Commercial Military Lighting Overlay District to "C-2 CD MLOD" Commercial Military Lighting Overlay District with Conditional Use for a Nightclub without cover charge 3 or more days a week on Lot 5, Block 13, NCB 15825, located at 5138 UTSA Boulevard.

5. [17-1124](#) ZONING CASE # Z2017010 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on 1.103 acres out of NCB 19219, located at 20118 Stone Oak Parkway. Staff recommends Approval.

6. [16-6137](#) (Continued from 12/06/16) ZONING CASE # Z2016273 (Council District 7): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 13.061 acres out of NCB 11545, located in the 4800 block of Callaghan Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16085)

7. [17-1037](#) (Continued from 12/20/16) ZONING CASE # Z2017018 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Shipping Container Storage on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff recommends Denial. (Associated Plan Amendment 17008)

8. [17-1038](#) (Continued from 12/20/16) ZONING CASE # Z2017022 (Council District 10): A request for a change in zoning from "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Office Warehouse Flex Space, No Outside Storage to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-8D, NCB 17757, located at 15621 O'Connor Road. Staff recommends Approval.

9. [16-6141](#) ZONING CASE # Z2017003 CD (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Reception Hall on 1.016 acres out of NCB 15862, located at 11203 Perrin Beitel Road. Staff recommends Approval.

10. [17-1163](#) ZONING CASE # Z2017027 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for two duplexes on Lot 11, Block 2, NCB 1370, located at 912 Dawson Street and 101 Florence Street. Staff recommends Approval.

11. [17-1119](#) ZONING CASE # Z2017028 (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Auto and Light Truck Repair on Lot 41, Block 8, NCB 8508, located at 2008 West Southcross Boulevard. Staff recommends Approval.

12. [17-1127](#) ZONING CASE # Z2017029 (Council District 2): A request for a change in zoning from "R-6 EP-1" Residential Single-Family Facility Parking/Traffic Control District to "IDZ EP-1" Infill Development Zone Facility Parking/Traffic Control District for an Urban Farm on 4.111 acres out of NCB 1467, 1468, 1476, and 1477, located at 400 Garcia Street. Staff recommends Approval.

13. [17-1120](#) ZONING CASE # Z2017030 CD (Council District 8): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for a Food Service Establishment on 3.693 acres out of Lot 25, NCB 13662, located at 8308 Fredericksburg Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17010)

14. [17-1162](#) ZONING CASE # Z2017031 (Council District 1): 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 for a Duplex on 0.082 acres out of NCB 1716, located at 640 East Evergreen Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17011)

15. [17-1129](#) ZONING CASE # Z2017035 (Council District 8): A request for a change in zoning from "PUD O-1 MSAO-1 MLOD-1" Planned Unit Development Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "PUD MF-25 MSAO-1 MLOD-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1 MSAO-1 MLOD-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff recommends Approval.
16. [17-1117](#) ZONING CASE # Z2017036 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-5" Residential Single-Family District, "C-2" Commercial District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3" General Commercial District on 6.86 acres out of NCB 13663, located in the 8500 Block of Fredericksburg Road at Hamilton Wolfe. Staff recommends Approval.
17. [17-1161](#) ZONING CASE # Z2017037 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 an Assisted Living Facility for up to 12 Residents on Lot 41, Block 26, NCB 15105, located at 12119 San Miguel Street. Staff recommends Denial.
18. [17-1160](#) ZONING CASE # Z2017038 (Council District 5): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family not to exceed 70 units per acre on 0.429 acres out of NCB 2986, located at 1915 South Presa Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17012)

19. [17-1133](#) ZONING CASE # Z2017039 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for Four Single-Family Homes on the North 92.5 feet of Lots 13 and 14, Block 2, NCB 529, located at 909 North Hackberry Street. Staff recommends Approval.

20. [17-1121](#) ZONING CASE # Z2017043 (Council District 2): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 17.266 acres out of NCB 10597, located in the 5300 Block of Dietrich Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17017)

21. [17-1184](#) ZONING CASE # Z2017045 CD (Council District 1): 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 Motor Vehicle Sales on Lot 12, Block 1, NCB 9665, located at 3102 West Avenue. Staff recommends Approval.

22. [17-1185](#) ZONING CASE # Z2017046 S (Council District 1): A request for a change in zoning from "FBZD T4-1 AHOD" Form Based Zone Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Based Zone Airport Hazard Overlay District with Specific Use Authorization for a Noncommercial Parking Lot on Lot A-7, Block 20, NCB 822, located at 616 Camden Street. Staff recommends Approval.

23. [17-1178](#) Consideration of the December 20, 2016 Zoning Commission Minutes

Director's Report: Zoning and Permit process for utilities.

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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