

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, February 7, 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 appointing a member of the Zoning Commission to the Planning Commission Technical Advisory Committee, Tobin Hill North Historic District Rezoning, and discussion of policies, administrative procedures and any items for consideration on the agenda for February 7, 2017.

Roll Call.

1. [17-1548](#) Resolution appointing a member of the Zoning Commission to the Planning Commission Technical Advisory Committee. (Yvette Thomas, Sr. Planner, (210) 207-8214, yvette.thomas@sanantonio.gov, Development Services Department)

2. [17-1407](#) ZONING CASE # Z2016040 ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "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 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16010)

3. [17-1339](#) (Continued from 01/17/17) 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)

4. [17-1340](#) (Continued from 01/17/2017) 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.

5. [17-1463](#) ZONING CASE # Z2017032 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family Residential District; "C-3" General Commercial District; and "I-1" General Industrial District to "R-3" Residential Single-Family District; "R-4" Residential Single-Family District; "R-5" Residential Single-Family District; "R-6" Residential Single-Family District; "R-4 CD" Residential Single-Family District with a Conditional Use for a Duplex; "RM-5" Residential Mixed District; "RM-6" Residential Mixed District; "MF-18" Limited Density Multi-Family District; "IDZ" Infill Development Zone District for a Residential Single-Family; "IDZ" Infill Development Zone District for a Duplex; "IDZ" Infill Development Zone District for a Triplex; "IDZ" Infill Development Zone District with uses permitted in "R-5" Residential Single-Family District and "C-1" Light Commercial District; "IDZ" Infill Development Zone District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District; "C-1" Light Commercial District; "C-2NA" Commercial Nonalcoholic Sales District; "C-2 CD" Commercial District with a Conditional Use for a Bar; "C-2 CD" Commercial District with a Conditional Use for a Warehouse; "C-2 CD" Commercial District with a Conditional Use for Auto Repair; "C-2 CD" Commercial District with a Conditional Use for Wood Products Manufacturing on 27.91 acres out of NCB 2177, NCB 2178, NCB 2179, NCB 2184, NCB 2185, NCB 2208, NCB 2216, NCB 2217, NCB 2226, NCB 2227, NCB 3540, NCB 3541, NCB 3562, and NCB 3563, located along Ruiz Street between San Martin to the west and North Brazos to the east, and properties between North San Jacinto to the east, and Martinez and Alazan Creeks to the west, and Riebe Street to the south. The existing "AHOD" Airport Hazard Overlay District, and "HL" Historic Landmark District, remains unchanged for the project area. Staff recommends Approval.

6. [17-1489](#) 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-1.5 MSAO-1 MLOD-1" Mid-Rise 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. (Associated Plan Amendment 17020)
7. [17-1485](#) ZONING CASE # Z2017040 (Council District 1): A request for a change in zoning "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and "C-3 R H HS AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Significant Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on the North 35 feet of Lot 26 & the South 25 feet of Lot 27, Block 4, NCB 902 and to "IDZ H HS AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 43, NCB 903, and to "IDZ H AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the W 125 feet of the North 34.5 feet of 44, NCB 903; located at 712 South St. Mary's Street, 516 South Presa Street, and 520 South Presa Street. Staff recommends Approval.
8. [17-1379](#) ZONING CASE # Z2017044 CD (Council District 8): A request for a change in zoning from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District to "C-2 CD MLOD" Commercial Camp Bullis 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. Staff recommends Approval with Conditions.

9. [17-1486](#) ZONING CASE # Z2017047 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff Recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17015)

10. [17-1488](#) ZONING CASE # Z2017048 (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, Block 7, NCB 734, located at 1200 South Presa Street. Staff recommends Approval.

11. [17-1487](#) ZONING CASE # Z2017049 (Council District 3): 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 1.6142 acres out of NCB 3815 and NCB 3819 and "O-1 AHOD" Office Airport Hazard Overlay District on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17014)

12. [17-1396](#) Consideration of the January 17, 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.
For more information call (210) 207- 6044.**

**Hay servicios de traducción simultánea disponibles.
Para más información llame al (210) 207-6044.**

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

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).