

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, February 21, 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

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for February 21, 2017.

Roll Call.

1. [17-1815](#) (WITHDRAWN) ZONING CASE # Z2017060 (Council District 7): A request for a change in zoning from "I-1 AHOD" General Industrial Airport hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 3, Block 9, NCB 18559, save an except a 0.1418 acre tract out of Lot 3, Block 9, NCB 18559, located at 7979 Bandera Road.

2. [17-1651](#) (Continued from 02/07/17) 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. [17-1690](#) 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, generally located at the Northeast corner of Blanco Road and Wilderness Oak. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16084)

4. [17-1731](#) ZONING CASE # Z2017023 ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD-1 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.599 acres out of NCB 16600, located at 15698 Chase Hill Boulevard. Staff recommends Approval.

5. [17-1673](#) (POSTPONED) ZONING CASE # Z2017033 S 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 to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Hotel on Lot P-5A, P-8A, P-10, P-11, NCB 15671, located in the 2800 Block of North Loop 1604 East.

6. [17-1691](#) ZONING CASE # Z2017034 CD S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Animal and Pet Services (Outdoor) on 0.50 acres out of NCB 15671, located at 18965 Redland Road. Staff recommends Approval.

7. [17-1652](#) (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)

8. [17-1342](#) (Continued from 1/17/17) 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.

9. [17-1732](#) ZONING CASE # Z2017061 H (Council District 1): A request for a change in zoning to apply the Tobin Hill North Historic District “H” to existing “C-2 AHOD” Commercial Airport Hazard Overlay District; “O-2 AHOD” High-Rise Office Airport Hazard Overlay District, “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on 13.75 acres of land on multiple properties located in the 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald Street, the 200 Block of Valentino Place, the 200 Block of Carleton Street, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court. Staff recommends Approval.

10. [17-1675](#) ZONING CASE # Z2017050 (Council District 1): A request for a change in zoning from "RM-4 HS NCD-5 AHOD" Residential Mixed Historic Significant Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ HS NCD- 5 AHOD" Infill Development Zone Historic Significant Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four Single-Family Dwellings on Lot 20, 21, 22, and 23, Block 35, NCB 1827, located at 715 Grant Avenue. Staff recommends Approval.

11. [17-1692](#) ZONING CASE # Z2017051 S (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Foster Group Home on Lot 21, Block 39, NCB 15910, located at 823 South Ellison Drive. Staff recommends Denial.

12. [17-1670](#) ZONING CASE # Z2017052 CD (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Truck Repair and Maintenance on Lot 51, Block 4, NCB 14062, located at 9800 Perrin Beitel Road. Staff recommends Approval with Conditions.

13. [17-1662](#) ZONING CASE # Z2017053 CD (Council District 2): A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for 4 dwelling units on Lot 8, Block 1, NCB 12831, located at 601 Coleman Street. Staff recommends Approval.
14. [17-1693](#) ZONING CASE # Z2017054 (Council District 8): A request for a change in zoning from "R-20 GC-1 MLOD-1 MSAO-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 GC-1 MLOD-1 MSAO-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "C-2 MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 2.537 acres out of NCB 35733, located at 7003 Heuermann Road. Staff recommends Approval.
15. [17-1694](#) ZONING CASE # Z2017055 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lot 4 and W 16.67 FT OF 5 and N 10.08 FT of Alley, Block 25, NCB 1833; Lot 3 and N 10.850 FT of Alley, Block 25, NCB 1833, located at 424 West Magnolia Avenue and 430 West Magnolia Avenue. Staff recommends Approval.

16. [17-1674](#) ZONING CASE # Z2017056 (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 the South 109.6 Feet of Lot 2, Block 3, NCB 2819, located at 2907 West Martin Street. Staff recommends Approval.
17. [17-1666](#) ZONING CASE # Z2017057 S (Council District 3): 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 Carwash on Lot 28, Block 338, NCB 9431, located at 3319 Pleasanton Road. Staff recommends Approval.
18. [17-1676](#) ZONING CASE # Z2017058 CD (Council District 7): A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted on Lot P-5B, P-5G, and P-5H, NCB 16051, located in the 8200 Block of West Loop 1604 North. Staff recommends Approval.
19. [17-1695](#) ZONING CASE # Z2017059 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District on Lots 3 and 4, Block 2, NCB 17637, located at 10558 and 10548 Mountain View Drive. Staff recommends Approval.
20. [17-1687](#) Consideration of the February 7, 2017 Zoning Commission Minutes

Director's Report: Financial Disclosure Report Reminder

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.**

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