

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, March 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

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for March 7, 2017.

Roll Call.

1. [17-1995](#) (POSTPONED) ZONING CASE # Z2017067 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "C-3" General Commercial District on the South 337.6 feet of the West 142.7 feet of Lot 8, Block 1, NCB 10733, located at 4434 Lord Road. (Associated Plan Amendment 17021)
2. [17-1915](#) (Continued from 02/21/17) 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.

3. [17-1987](#) 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. Staff recommends Approval.
4. [17-1942](#) ZONING CASE # Z2017062 (Council District 2): A request for a change in zoning from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control District to "C-2 EP-1" Commercial Facility Parking/Traffic Control District on Lots 1-16, Block 9, NCB 1206, located at 601 Runnels Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17019)
5. [17-1932](#) ZONING CASE # Z2017063 (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-2P" Commercial Pedestrian District on 0.37 acres out of NCB 2986, located in the 100 Block of Groveton. Staff recommends Approval.
6. [17-1941](#) ZONING CASE # Z2017064 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Duplex on 0.121 acres out of NCB 2874, located at 2217 South Flores Street. Staff recommends Approval.
7. [17-1933](#) ZONING CASE # Z2017065 (Council District 1): 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 with uses permitted in "MF-33" Multi-Family District on the East 110 feet of Lots 2 and 4, Block 25, NCB 366, and the West 64 feet of Lots 2 and 4, Block 25, NCB 366, and Lot 6, Block 25, NCB 366, and Lot 8 EXC the South 15 feet of West 28 feet, Block 25, NCB 366, located at 411 and 415 Lewis Street and 302 and 312 West Evergreen Street. Staff recommends Approval.

8. [17-1929](#) ZONING CASE # Z2017066 (Council District 2): A request for a change in zoning from "R-4" Residential Single-Family District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.
9. [17-1931](#) ZONING CASE # Z2017068 (Council District 6): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.92 acres out of NCB 8992, located at 2319 Castroville Road. Staff recommends Approval.
10. [17-1943](#) ZONING CASE # Z2017069 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 0.11 acres out of NCB 1756, located at 733 East Park Avenue. Staff recommends Approval.
11. [17-1934](#) ZONING CASE # Z2017071 (Council District 1): 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 to allow Single-Family uses not to exceed 20 units per acre on the South 50 feet of the West 111 feet of Lot 38, Block 2, NCB 3099 and the South 30 feet of the East 39 feet of Lot 38, Block 2, NCB 3099, located at 2300 McCullough Avenue. Staff recommends Approval.
12. [17-1930](#) ZONING CASE # Z2017072 (Council District 10) A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.99 acres out of Tract F, NCB 12117, located at 2953 East Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17023)

13. [17-1985](#) ZONING CASE # Z2017073 (Council District 8): A request for a change in zoning from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-3 MLOD-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 13.949 acres out of NCB 15825, located in the 15300 block of Vance Jackson Road and the 5400 block of Presidio Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17024)

14. [17-1950](#) Consideration of the February 21, 2017 Zoning Commission Minutes

Director's Report: March 21, 2017 Work Session and Reminder about the Financial Disclosure Requirement.

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.

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