

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, March 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

12:30 p.m. - Work Session - Briefing on the CCR to require notice to registered neighborhood associations of permits within Neighborhood Conservation Districts and Historic Districts, and discussion of policies and administrative procedures and any items for consideration on the agenda for March 21, 2017.

Roll Call.

1. [17-2164](#) (WITHDRAWN) ZONING CASE # Z2017080 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard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 with uses permitted in "RM-4" Residential Mixed District on the South 56 Feet of Lot 6 and the South 66.4 Feet of Lot 7, Block 5, NCB 571, located at 127 Dawson Alley.

2. [17-1914](#) (Continued from 02/21/17) 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.

3. [17-2265](#) (Continued from 03/07/17) 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.

4. [17-2168](#) ZONING CASE # Z2017070 (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District, "RD-FDP AHOD" Rural Development Flex Development Plan Airport Hazard Overlay District, "RD-CS AHOD" Rural Development Conservation Subdivision Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 99.95 acres out of CB 4296, CB 4297 and CB 4298 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 434.27 acres out of CB 4296 and CB 4298, generally located at the southwest corner of State Highway 16 and Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17022)

5. [17-2162](#) ZONING CASE # Z2017074 (Council District 4): 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 18.36 acres out of NCB 15269, generally located in the 5400 block of Ray Ellison Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17025)
6. [17-2115](#) ZONING CASE # Z2017075 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 20 and the North 22 Feet of Lot 19, Block 13, NCB 7499, located at 240 Carlota Avenue. Staff recommends Approval.
7. [17-2099](#) ZONING CASE # Z2017076 (Council District 3): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.830 acres out of NCB 10937, located in the 800 block of Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17026)
8. [17-2161](#) ZONING CASE # Z2017077 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 Motor Vehicle Sales on 0.386 acres out of NCB 11254 and the South 140 Feet of the North 160 Feet of Lots 18 and 19, Block 1, NCB 11254, located at 7119 New Laredo Highway and 3618 Southwest Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17027).
9. [17-2151](#) ZONING CASE # Z2017079 (Council District 4): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on P-37 ABS 16, NCB 15261, generally located in the 5800 block of Elm Valley Drive. Staff recommends Approval.

10. [17-2167](#) ZONING CASE # Z2017081 (Council District 5): 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 in "C-2" Commercial District on Lots 17 and 18, Block 39, NCB 3442, located at 107 Royston Avenue. Staff recommends Approval.
11. [17-2100](#) ZONING CASE # Z2017082 (Council District 2): A request for a change in zoning from "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Overlay Airport Hazard Overlay District to "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Overlay Airport Hazard Overlay District for Multi-Family uses not to exceed 25 units per acre on Lots 8-12, Block 12, NCB 1309; Lots 15-34, Block 13, NCB 1344; and Lots 13-20 and 22-25, Block 14, NCB 1328, generally located on multiple properties generally bounded by Burleson Street to the north, Hays Street to the south, Hudson Street to the west, and North Walters Street to the east. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17028)
12. [17-2101](#) ZONING CASE # Z2017083 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 21 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 21 units per acre on Lots 11 and 24, Block 4, NCB 2568, located at 415 East Cevallos Street. Staff recommends Approval.
13. [17-2166](#) ZONING CASE # Z2017084 S (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Childcare Daycare Center on Lots 1 and 2, Block 3, NCB 9475, located at 7223 Green Oak Place. Staff recommends Approval.

14. [17-2102](#) ZONING CASE # Z2017085 (Council District 2): 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 the West 96 Feet of 13 ARB A-25, Block N PT 20, NCB 485, located at 216 Oleander Street. Staff recommends Approval.

15. [17-2103](#) ZONING CASE # Z2017087 (Council District 1): A request for a change in zoning from "C-3NA H AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District on Lot 16, Block 14, NCB 1735, located at 2213 North St. Mary's Street. Staff recommends Approval.

16. [17-2193](#) Consideration of the March 7, 2017 Zoning Commission Minutes

Director's Report: Reminder about the Financial Disclosure Requirement and Work Session.

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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