

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, April 18, 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

11:00 a.m. - Work Session - Briefing on the Alamo Plaza Master Plan, Nathan Historic District, Historic Designation of Certain Gas Stations and discussion of policies and administrative procedures and any items for consideration on the agenda for April 18, 2017.

Roll Call.

1. [17-2642](#) POSTPONED: ZONING CASE # Z2017113 (Council District 1): A request for a change in zoning from "MF-33 HL AHOD" Multi-Family Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District for 4 single-family dwelling units on Lot 10, Block 7, NCB 1729, located at 823 Ogden Street.

2. [17-2645](#) ZONING CASE # Z2017086 S ERZD (Council District 8): A request for a change in zoning from "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales to "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales (to amend the site plan) on Lot 10, Block 6, NCB 14747, located at 5610 North Loop 1604 West. Staff recommends Approval.

3. [17-2639](#) ZONING CASE # Z2017089 S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "L S MLOD-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for an Office Warehouse/Flex Space on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17029).

4. [17-2629](#) ZONING CASE # Z2017090 ERZD (Council District 8): A request for a change in zoning from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 2.470 acres out of Lot P-8B, NCB 14615, located at 8130 West Hausman Road. Staff recommends Approval.

5. [17-2644](#) ZONING CASE # Z2017092 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 "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 13, Block 4, NCB 16602, located in the 15600 Block of Chase Hill Boulevard. Staff recommends Approval.

6. [17-2641](#) ZONING CASE # Z2017116 S ERZD (Council District 9): A request for a change in zoning from "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride to "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride (to amend the site plan) on Lot 8, Block 25, NCB 19219, located at 22139 US Hwy 281 North. Staff recommends Approval.

7. [17-2688](#) (Continued from 04/04/17) 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.

8. [17-2690](#) (Continued from 04/04/17) ZONING CASE # Z2017094 CD (Council District 5): 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 a Duplex on Lot 31, Block, NCB 2585, located at 307 Lone Star Boulevard. Staff recommends Approval.

9. [17-2689](#) (Continued from 04/04/17) ZONING CASE # Z2017095 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with four (4) single-family dwelling units on Lots 23 and 24, Block 1, NCB 2923, located at 113 Paul Street. Staff recommends Approval.

10. [17-2638](#) ZONING CASE # Z2017103 (Council District 5): A request for a change in zoning from "C-3 NA CD RIO-4 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Wholesale and Warehouse to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17032)

11. [17-2489](#) ZONING CASE # Z2017106 S (Council District 1): A request for a change in zoning from "RM-4 H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport Hazard Overlay District to "RM-4 S H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast on North 98.26 feet of Lots 14 and 15, Block 5, NCB 933; located at 318 Pereida. Staff recommends Approval.

12. [17-2622](#) ZONING CASE # Z2017107 S (Council District 9): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 0.641 acres out of Lot 5, NCB 12060, located at 955 East Bitters Road. Staff recommends Approval.

13. [17-2630](#) ZONING CASE # Z2017108 (Council District 1): A request for a change in zoning from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District for Two Single-Family Units on 0.191 acres out of NCB 926, located at 421 Labor Street. Staff recommends Approval.

14. [17-2643](#) ZONING CASE # Z2017109 CD (Council District 4): A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Cabinet Manufacturing and Repair to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Shop on Lot 42, Block 32, NCB 15275, located at 5715 Five Palms Drive. Staff recommends Approval with Conditions.
15. [17-2631](#) ZONING CASE # Z2017110 (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" General Commercial Airport Hazard Overlay District on Lots 10 and 11, Block 31, NCB 8663, located at 111 E Crane Avenue. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17035).
16. [17-2493](#) ZONING CASE # Z2017111 (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 "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval.
17. [17-2623](#) ZONING CASE # Z2017112 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on a 0.21 acre tract of land out of Lot 16, Block 4, NCB 8989, located at 563 SW 39th Street. Staff recommends Approval.
18. [17-2665](#) ZONING CASE # Z2017114 CD (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Single-Family Detached Dwellings on Lot 5, Block 3, NCB 3393, located at 1417 E. Crockett Street. Staff recommends Approval.

19. [17-2632](#) ZONING CASE # Z2017115 (Council District 1): A request for a change in zoning from "C-3 UC-4 AHOD" General Commercial N. St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone N. St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Mixed Residential District on Lot J, NCB 863, located at 3114 N St. Mary's Street. Staff recommends Approval.
20. [17-2635](#) ZONING CASE # Z2017117 (Council District 8): A request for a change in zoning from "MF-33" Multi-Family District to "C-2" Commercial District on 2.127 acres out of NCB 14281, located at 999 Gardendale Street. Staff recommends Approval.
21. [17-2624](#) ZONING CASE # Z2017118 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 2 acres out of NCB 13266, located at 2803 Mossrock Drive. Staff recommends Approval.
22. [17-2664](#) ZONING CASE # Z2017119 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17036)
23. [17-2636](#) ZONING CASE # Z2017120 CD (Council District 4): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.819 acres out of NCB 15177 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 0.8611 acres out of NCB 15177 located at 3722 SW Loop 410. Staff recommends Approval.

24. [17-2640](#) ZONING CASE # Z2017121 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for single-family uses not to exceed seven (7) units per acre on 1.015 acres out of NCB 10879, located in the SW corner of Sidney Brooks Drive and Aeromedical Drive. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17038).
25. [17-2633](#) ZONING CASE # Z2017123 (Council District 1): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17041).
26. [17-2652](#) ZONING CASE # Z2017124 H (Council District 1): A request for a change in zoning to create and assign the "H" Nathan Historic District on multiple properties in NCB 2556, 2557, 2558, 2559, 2563, 2564, 2972, and 2973, located at multiple addresses within the boundaries of the 1700 and 1800 Block of South Alamo Street to the south, the 1000 - 1300 Block of South Flores Street to the west, the 200 Block of West Guenther Street to the north, and the 1000 - 1300 Block of South Main Avenue to the east. Staff recommends Approval.
27. [17-2713](#) Consideration of the April 4, 2017 Zoning Commission Minutes

Director's Report: Beacon Hill NCD Update and May Worksession - Tobin Hill North Historic Case Update.

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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