

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 2, 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 - discussion of policies and administrative procedures and any items for consideration on the agenda for May 2, 2017.

Roll Call.

1. [17-2914](#) (Continued from 4/18/17) 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.

2. [17-2915](#) (Continued from 4/18/17) 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.

3. [17-2957](#) ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5): A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB A52, 392, 418, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 1925, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6128, 6175, 6211, 6343, 6859, 7685, 7692, 7712, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 202 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary's Street, 1502 McCullough Avenue, 3502 North Saint Mary's Street, 550 Ruiz Street, 227 Broadway Street, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 419 South Hackberry Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 2418 South Presa Street, 103 Frio City Road, 1001 South Zarzamora Street, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 5538 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street. Staff recommends Approval.

4. [17-2930](#) ZONING CASE # Z2017126 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on the South 132.5 feet of Lot 3, Block 60, NCB 7210, located at 1030 Fresno Street. Staff recommends Approval with Conditions.

5. [17-2941](#) ZONING CASE # Z2017127 CD (Council District 7): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Appliances on Lot 33, NCB 17946, located at 8750 Bandera Road. Staff recommends Approval with Conditions.

6. [17-2898](#) ZONING CASE # Z2017128 (Council District 10): A request for a change in zoning from "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2 AHOD" Commercial Airport Hazard Overlay District on P1-A, P3C, P10, NCB 34963, located at 5425 E. Loop 1604. Staff recommends Approval.

7. [17-2931](#) ZONING CASE # Z2017129 CD (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial District Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 1, Block 12, NCB 12362, located at 1222 Babcock Rd. Staff recommends Approval.

8. [17-2938](#) ZONING CASE # Z2017130 (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.581 acres out of NCB 13801, located at 5222 Sherri Ann Road. Staff recommends Approval.

9. [17-2890](#) ZONING CASE # Z2017131 (Council District 3): A request for a change in zoning from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre on 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment PA 17042)
10. [17-2920](#) ZONING CASE # Z2017132 (Council District 8): A request for a change in zoning from "PUD MF-18" Planned Unit Development Limited Density Multi-Family Residential District and "PUD MF-33" Planned Unit Development Multi-Family Residential District to "R-4" Residential Single-Family District on P-57F and P-57, NCB 15823 and Lot 3, Block 1, NCB 17247, located at 6430 Babcock Road. Staff recommends Approval.
11. [17-2939](#) ZONING CASE # Z2017133 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the South 76 Ft of Lots 1, 2, and Lots 36, 37, 38, 39, 40, Block 4, NCB 8229, located at 4826 West Commerce Street and 121 South San Manuel Street. Staff recommends Approval.
12. [17-2937](#) ZONING CASE # Z2017135 (Council District 7): A request for a change in zoning from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and 15664, located at 9599 Braun Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17044).

13. [17-2929](#) ZONING CASE # Z2017136 S (Council District 9): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.0108 acres out of NCB 16699, located at 5247 Vance Jackson Road. Staff recommends Approval.

14. [17-2921](#) ZONING CASE # Z2017137 (Council District 1): A request for a change in zoning from "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar/Tavern and Party House/Reception Hall/Meeting Facility on Lots 13 and 14, Block 25, NCB 2085, located at 1602 and 1612 N. Zarzamora Street. Staff recommends Approval.

15. [17-2940](#) ZONING CASE # Z2017138 (Council District 5): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District on Lots 1 through 10, Block 15, NCB 8911, located at 2706 W. Southcross Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17045)

16. [17-2976](#) Consideration of the April 18, 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.

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