

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 16, 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 - Update on the Tobin Hill North Historic District, and briefing on Historic and Neighborhood Conservation Districts.

12:15 p.m. - Work Session - Briefing on the Neal Road Zoning for Annexation Area. (Rudy Nino, Assistant Director, Planning and Community Development, 207-0147, Rudy.Nino@sanantonio.gov), and discussion of policies and administrative procedures and any items for consideration on the agenda for May 16, 2017.

Roll Call.

1. [17-2910](#) (Continued from 4/18/17) 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.

2. [17-3167](#) ZONING CASE # Z2017122 ERZD (Council District 8): A request for a change in zoning from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Commercial Edwards Recharge Zone District on 14.26 acres out of NCB 14615, located in the 8100 Block of West Hausman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17040)

3. [17-2557](#) (Continued from 03/21/17) 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.

4. [17-2911](#) (Continued from 4/18/17) 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).
5. [17-2912](#) (Continued from 4/18/17) 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.
6. [17-2913](#) (Continued from 4/18/17) 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.
7. [17-3207](#) (Continued from 05/02/17) 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)

8. [17-3208](#) (Continued from 05/04/17) 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).
9. [17-3164](#) ZONING CASE # Z2017140 (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 "RM-4" Residential Mixed District on Lot 5, Block 9, NCB 2314, located at 2118 and 2120 W. Commerce Street. Staff recommends Approval.
10. [17-3150](#) ZONING CASE # Z2017141 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 26 Feet of Lot 3 And The West 21 Feet of Lot 4, Block 34, NCB 1334, located at 1505 Burnett Street. Staff recommends Approval.
11. [17-3189](#) ZONING CASE # Z2017143 (Council District 4): A request for a change in zoning from "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 25.74 acres out of NCB 15248, located at 7622 Covell Road. Staff recommends Approval.
12. [17-3168](#) ZONING CASE # Z2017144 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 45 thru 50, Block 1, NCB 14149, located at 4130 thru 4150 Swans Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17047)

13. [17-3177](#) ZONING CASE # Z2017146 S (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Hospital, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on Lot 5, NCB 13837, located at 14747 Jones Maltsberger Road. Staff recommends Approval.
14. [17-3105](#) ZONING CASE # Z2017147 (Council District 8): A request for a change in zoning from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17048)
15. [17-3188](#) ZONING CASE # Z2017148 (Council District 1): A request for a change in zoning from "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Four Residential Units on Lot 5, Block 6, NCB 832, located at 1103 E. Elmira Street. Staff recommends Approval.
16. [17-3178](#) ZONING CASE # Z2017149 S (Council District 10): 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 a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff recommends Approval with Conditions.

17. [17-3174](#) ZONING CASE # Z2017150 (Council District 5): 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 with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales on 0.1746 acres out of Lots 1 and 2, Block 4, NCB 3731, located at 519 Rochambeau Street. Staff recommends Approval.
18. [17-3165](#) ZONING CASE # Z2017152 S (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "AE-2" Arts and Entertainment District and a Bank on Lots 1 and 2, Block 1, NCB 1385, located at 118 S. Hackberry and 406 Idaho Street. Staff recommends Approval.
19. [17-3175](#) ZONING CASE # Z2017153 (Council District 2): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 60.62 acres out of NCB 16552, located in the 6300 Block of East 1604 Loop North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17050)
20. [17-3163](#) ZONING CASE # Z2017154 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 14, Block 25, NCB 507, located at 1213 N. Olive Street. Staff recommends Approval.
21. [17-3106](#) ZONING CASE # Z2017156 (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 "RM-4" Residential Mixed District on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff recommends Denial. (Associated Plan Amendment 17051)
22. [17-3199](#) Consideration of the May 2, 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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