

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, June 6, 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 proposed revisions to Beacon Hill NCD and - discussion of policies and administrative procedures and any items for consideration on the agenda for June 6, 2017.

Roll Call.

1. [17-3712](#) Briefing and Recommendation amending Chapter 35 of the City Code, specifically 35.335 "NCD" Neighborhood Conservation District including amendments to "NCD-5" Beacon Hill Area Neighborhood Conservation District. Staff recommends Approval.

2. [17-3206](#) (Continued from 05/02/17) 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.

3. [17-3446](#) (Continued from 05/16/17) 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 through 50, Block 1, NCB 14149, located at 4130 through 4150 Swans Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17047)

4. [17-3447](#) (Continued from 05/16/17) 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)

5. [17-3448](#) (Continued from 05/16/17) 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.
6. [17-3449](#) (Continued from 05/16/17) 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)
7. [17-3645](#) 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. Staff recommends Approval.
8. [17-3555](#) ZONING CASE # Z2017157 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 Fourplex on Lot 19, Block 5, NCB 1997, located at 1511 West Ashby Place. Staff recommends Denial.
9. [17-3646](#) ZONING CASE # Z2017158 (Council District 4): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5 and Lot 4 Except the 50 FT Ingress-Egress Easement, Block 1, NCB 15249, located at 8830 Southwest Loop 410. Staff recommends Approval.

10. [17-3599](#) ZONING CASE # Z2017160 CD (Council District 6): 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 a Funeral Home/Undertaking Parlor on 6.611 acres out of NCB 34400, located in the 1500 Block of West Loop 1604. Staff recommends Approval.

11. [17-3647](#) ZONING CASE # Z2017161 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-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 Lot 48, Block 3, NCB 6557, located at 123 & 125 West Norwood Court. Staff recommends Denial. (Associated Plan Amendment 17052)

12. [17-3607](#) ZONING CASE # Z2017162 CD (Council District 1): A request for a change in zoning from "RM-4 H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District to "RM-4 CD H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District with Conditional Use for a Commercial Parking Lot on Lot 8 and the East 4.07 Feet of Lot 7, NCB 934, located at 401 Pereida Street. Staff recommends Approval.

13. [17-3648](#) ZONING CASE # Z2017163 (Council District 3): A request to assign zoning from "OCL" Outside City Limits to "FR" Farm and Ranch District and "RP" Resource Protection District on approximately 5.87 square miles in Bexar County, being multiple properties generally bounded by Medina Creek to the North, Pleasanton Road to the East, Loop 1604 to the South, and Applewhite Road to the West, as part of the proposed Neal Road Annexation Area. Staff recommends Approval.

14. [17-3482](#) Consideration of the May 16, 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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