

# City of San Antonio



## **AGENDA** **Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, June 20, 2017**

**1:00 PM**

**1901 S. Alamo St.**

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### **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 June 20, 2017.

Roll Call.

1.     [17-3445](#)     (Continued from 5/16/17) 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.
  
2.     [17-3671](#)     ZONING CASE # Z2017066 CD (Council District 2): A request for a change in zoning from "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.

3.     [17-3673](#)     ZONING CASE # Z2017139 (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 a Conditional Use for Two Dwelling Units on Lot 24, NCB 3599, located at 614 West Elmira Street. Staff recommends Approval.
  
4.     [17-3792](#)     ZONING CASE # Z2017159 (Council District 1): A request for a change in zoning from "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay Airport Hazard Overlay District to "IDZ HS RIO-7D AHOD" Infill Development Zone Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2P NA NR" Commercial Pedestrian Nonalcoholic Sales Noise Restricted District and "MF-18" Limited Density Multi-Family District on Lots 3 thru 7, Block A, NCB 2556, located at 1108 South Flores Street. Staff recommends Approval.
  
5.     [17-3788](#)     ZONING CASE # Z2017164 (Council District 2): A request for a change in zoning from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "MXD EP-1" Mixed Use Facility Parking/Traffic Control Overlay District on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17053)
  
6.     [17-3793](#)     ZONING CASE # Z2017165 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 a Construction Contractor Facility on North 227.73 Feet of West 100 Feet of 3, Block 101, NCB 11071, located at 1234 Gillette Boulevard. Staff recommends Approval.

7.     [17-3775](#)     ZONING CASE # Z2017167 CD (Council District 1): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Triplex to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 16 Residents on Lot 4, Block 8, NCB 760, located at 412 Warren Street. Staff recommends Denial.
  
8.     [17-3789](#)     ZONING CASE # Z2017168 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.071 acres out of NCB 11888, located at 136, 140 and a portion of 146 West Sunset Road. Staff recommends Approval.
  
9.     [17-3773](#)     ZONING CASE # Z2017169 S (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial 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 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff recommends Approval with Conditions.

10.     [17-3774](#)     ZONING CASE # Z2017170 (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and "C-3" General Commercial District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff recommends Approval.
11.     [17-3808](#)     ZONING CASE # Z2017171 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot to "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17054)
12.     [17-3807](#)     ZONING CASE # Z2017172 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17055)

13.     [17-3790](#)     ZONING CASE # Z2017173 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.329 acres out of NCB 15678, located in the 12900-13000 Block of Wetmore Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17056)
14.     [17-3809](#)     ZONING CASE # Z2017174 (Council District 5): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 3.717 acres out of NCB 3694, located at 836 Cupples Road. Staff recommends Approval.
15.     [17-3784](#)     ZONING CASE # Z2017175 CD (Council District 3): 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 a Conditional Use for a Duplex on Lot 27, Block 335, NCB 9428, located at 422 West Vestal Place. Staff recommends Denial.

The following zoning cases are part of the same project.

16. [17-3786](#) (POSTPONED) ZONING CASE # Z2017134 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, located at Generally located along N. Alamo Street, Carson Street and Austin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17043)

17. [17-3787](#) (POSTPONED) ZONING CASE # Z2017155 (Council District 2): A request for a change in zoning from “C-2 IDZ RIO-2 UC-2 AHOD” Commercial Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-3 RIO-2 UC-2 AHOD” General Commercial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “O-1 IDZ AHOD” Professional Office Infill Development Zone Overlay Airport Hazard Overlay District, “MF-33 RIO-2 UC-2 AHOD” Multi-Family River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “1-1 AHOD” General Industrial Airport Hazard Overlay District, “1-1 RIO-2 UC-2 AHOD” General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, and “IDZ RIO-2 UC-2 AHOD” Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District and “IDZ RIO-2 UC-2 AHOD” Infill Development Zone River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 7.968 acres out of NCB 487, NCB 965, NCB 982, NCB 984, NCB 1765 and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff recommends Approval.

18.     [17-3785](#)     ZONING CASE # Z2017166 (Council District 2): 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, "C-3" General Commercial District, "I-1" General Industrial District, and Multi-Family uses (apartments/condominiums) not to exceed 100 units per acre; Live/Work units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 0.433 acres out of NCB 982, located at 1201 Austin Street. Staff recommends Approval.
19.     [17-3779](#)     Consideration of the June 6, 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.



**Language interpreters are available at the meeting.  
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