

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, July 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

1. Briefing on the proposed Historic District Designation Zoning Cases.
2. Briefing on the proposed annexation and zoning of five commercial corridors and three area enclaves in Bexar County.
3. Discussion of policies and administrative procedures and any items for consideration on the agenda for July 18, 2017.

1:00 p.m. - Roll Call.

1. [17-4133](#) (POSTPONED) ZONING CASE # Z2017187 CD (Council District 2): A request for a change in zoning from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Two Dwelling Units on the West 45 feet of Lot 33, Block 1, NCB 3855, located at 359 Brahan Boulevard.

2. [17-4107](#) ZONING CASE # Z2017193 H (Council District 1): A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-6 H UC-4 AHOD" Residential Single-Family East French Place Historic North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family East French Place Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed East French Place Historic Airport Hazard Overlay District on Multiple lots in NCB 6518, located in the 400 Block of East French Place. Staff recommends Approval.

3. [17-4109](#) ZONING CASE # Z2017194 HL (Council District 2): A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB 600, 610, 631, 632, 658, 1325, 1330, 1354, 1360, 1362, 1365, 1404, 1407, 1412, 1506, 1510, 1531, 1592, 1610, 1633, 3791, 3895, 6207, 6374, 6624; 109 South Pine Street, 506 Montana Street, 1516 Burnet Street, 211 Lockhart Street, 1639 Dawson Street, 1639 Hays Street, 1802 Hays Street, 1502 East Crockett Street, 551 Canton Street, 831 Poinsettia Street, 607 Piedmont Avenue, 817 Iowa Street, 201 Fredonia Street, 1803 Nevada Street, 210 Vargas Alley, 508 South New Braunfels Avenue, 322 Ferguson Avenue, 825 Aransas Avenue, 401 Porter Street, 742 Denver Boulevard, 616 South Hackberry Street, 418 Indiana Street, 1001 North Walters Street, 118 Hardeman Street. Staff recommends Approval.

4. [17-4106](#) 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, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary’s Street, 1502 McCullough Avenue, 3502 North Saint Mary’s Street, 550 Ruiz 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, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street. Staff recommends Approval.

5. (A) [17-4013](#) 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)

5. (B) [17-4008](#) 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.

5. (C) [17-4009](#) (Continued from 06/20/17) 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.

5. (D) [17-4131](#) ZONING CASE # Z2017184 (Council District 2): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food - Mobile Vending (Base Operations), a Bar/Tavern without cover charge 3 or more days per week, Coffee Roasting, Microbrewery and Food - Mobile Food Court, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Hotel, and Studio - Sound and Recording, and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - Sound and Recording to "IDZ AHOD" Infill Development Zone 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); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 0.9638 acres including 0.159 acre tract Of Lot A7, Block 10, NCB 979; 0.322 acre tract of Lot 8, Block 10, NCB 979; 0.041 tract of Lot 9, Block 10, NCB 979; 0.039 acre tract of Lot 9, Block 10, NCB 979; 0.078 acre tract of Lots 14 and 15, Block 1 NCB 982; 0.1548 acre tract of Lots 14 and 15, Block 1, NCB 982; and 0.17 acre tract of Lots 14 and 15, Block 1, NCB 982, located at 502, 504, 516, and 520 E. Grayson Street, 1816 N. Alamo Street, 1822 N. Alamo Street, and 1311 Austin Street. Staff recommends Approval.

6. [17-3798](#) (Continued from 06/06/17) 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. [17-3799](#) (Continued from 06/06/17) 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)
8. [17-4003](#) (Continued from 6/20/17) 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.
9. [17-4005](#) (Continued from 06/20/17) 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.
10. [17-4006](#) (Continued from 06/20/17) 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.

11. [17-4007](#) (Continued from 06/20/17) 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.
12. [17-4004](#) (Continued from 06/20/17) 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.
13. [17-3884](#) 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 0.013 acres out of NCB 16699, located at 5247 Vance Jackson Road. Staff recommends Approval.

14. [17-4012](#) 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 "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.
15. [17-4127](#) ZONING CASE # Z2017176 (Council District 3): A request for a change in zoning from "C-2" Commercial District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 32.238 acres out of NCB 10881, located in the 7800 Block of SE Loop 410. Staff recommends Approval.
16. [17-4134](#) ZONING CASE # Z2017177 (Council District 2): A request for a change in zoning from "C-3R IH-1 AHOD" General Commercial Restrictive Alcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 18 and W 103.72 feet of Lot 17, Block 1, NCB 13801, located in the 5100 Block of Randolph Boulevard. Staff recommends Approval.
17. [17-4130](#) ZONING CASE # Z2017178 (Council District 3): A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 3.29 acres out of NCB 10847, located in the 7300 Block of S WW White Road. Staff recommends Approval.

18. [17-4110](#) ZONING CASE # Z2017179 CD (Council District 10): A request for a change in zoning from "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Veterinary Hospital to include outdoor paddock and runs on Lot 14, Block 37, NCB 11837, located at 1638 NE Loop 410. Staff recommends Approval.
19. [17-4118](#) ZONING CASE # Z2017181 S (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2 S" Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court-Outdoor Uses Permitted on Lot P-1 and P-1C, NCB 16047, located at 9488 Leslie Road. Staff recommends Approval.
20. [17-4128](#) ZONING CASE # Z2017182 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 Conditional Use for 3 dwelling units on the East 62.25 Feet of Lot 5, NCB 7863, located at 440 West Harlan Avenue. Staff recommends Approval.
21. [17-4135](#) ZONING CASE # Z2017183 (Council District 2): 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 to allow up to 20 Apartment Units, 8 Artist Studios, and an Art Gallery on Lot 4, 5, 6, and 7, Block C, NCB 1349, located at 113, 115, and 119 Arthur Street. Staff recommends Denial with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 17058).
22. [17-4132](#) ZONING CASE # Z2017185 S (Council District 6): 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 Specific Use Authorization for a Bingo Parlor on 5,487.43 square feet out of NCB 18080, located at 8061 Culebra Road. Staff recommends Approval.

23. [17-4119](#) ZONING CASE # Z2017186 (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 "C-2" Commercial District and a Party House/Reception Hall/Meeting Facility on Lot 1, 2, 3, Block 1, NCB 3142, located at 2500 South Presa Street. Staff recommends Approval.
24. [17-4112](#) ZONING CASE # Z2017188 S (Council District 5): A request for a change in zoning from "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Non-Governmental Airport to "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Facility with outdoor storage and processing on 5.973 acres of NCB 11304 and NCB 8785, located at 438 N. Tayman Street. Staff recommends Approval.
25. [17-4117](#) ZONING CASE # Z2017189 (Council District 8): A request for a change in zoning from "I-1 MLOD-1" General Industrial Camp Bullis Military Lighting Overlay District to "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District on Lot 10, Block 5, NCB 17454, located at 12702 Mayhill Drive. Staff recommends Approval.
26. [17-4108](#) ZONING CASE # Z2017190 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 14, NCB 8704, located at 835 Basse Road. Staff recommends Approval with Conditions.
27. [17-4129](#) ZONING CASE # Z2017191 S (Council District 10): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor's Facility with Outside Storage with Screening on 0.274 acres out of NCB 12097, located at 2583 MacArthur View. Staff recommends Approval.

28. [17-4113](#) ZONING CASE # Z2017195 S (Council District 8): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Carwash on 1.54 acres out of NCB 14702, located at 9545 Huebner Road. Staff recommends Approval.
29. [17-4047](#) Consideration of the June 20, 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.
For more information call (210) 207- 6044.**

**Hay servicios de traducción simultánea disponibles.
Para más información llame al (210) 207-6044.**

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