

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 1, 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

Ba’Ron Head - District 2

Joy McGhee - District 3

Suren Kamath - District 4

Oscar Rosalez - District 6

Grace Rose-Gonzales – District 7

Reagan Greer – District 9

Joe Nix - District 10

11:30 a.m. - Work Session

1. Briefing on the proposed annexation and zoning of five commercial corridors and three area enclaves in Bexar County.
2. Discussion of policies and administrative procedures and any items for consideration on the agenda for August 1, 2017.

1:00 p.m. - Roll Call.

1. [17-4256](#) ZONING CASE # Z2017180 CD S ERZD (Council District 8): A request for a change in zoning from “C-2 S CC ERZD MLOD-1” Commercial with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding Military Lighting Overlay Edwards Recharge Zone District to “C-2 CD MLOD-1” Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732; located at 12058 Vance Jackson Road. Staff recommends Approval.

2. [17-4419](#) 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-5 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. Staff recommends Approval.

3. [17-4263](#) ZONING CASE # Z2017192 (Council District 1): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 28, Block 21, NCB 2084, located at 918 Culebra Road. Staff recommends Approval.

4. [17-4257](#) ZONING CASE # Z2017196 CD (Council District 6): A request for a change in zoning from "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Wireless Communication System to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.265 acres out of NCB 8988, located at 1003 Enrique M. Barrera Parkway. Staff recommends Approval.

5. [17-4274](#) ZONING CASE # Z2017197 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.254 acres out of NCB 652, located at 915 South Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17059)

6. [17-4262](#) ZONING CASE # Z2017198 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 5.664 acres out of NCB 11156, generally located northwest of the Roosevelt Avenue and the Loop 410 intersection. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17060)

7. [17-4273](#) ZONING CASE # Z2017199 (Council District 4): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 62.14 acres out of NCB 18044, located in the 8200 Block of SW Loop 410. Staff recommends Approval.
8. [17-4277](#) ZONING CASE # Z2017200 CD (Council District 1): A request for a change in zoning from "MF-33 H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 CD H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with Conditional Use for a Professional Office on the North 83.33 Feet of Lots 8 and 9, Block 11, NCB 1836, located at 2621 North Main Street. Staff recommends Approval.
9. [17-4272](#) ZONING CASE # Z2017202 CD (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lots 1 and 2, Block 13, NCB 15504, located at 339, 341, 343 Altitude Drive. Staff recommends Denial.
10. [17-4359](#) Consideration of the July 18, 2017 Zoning Commission Minutes

Director's Report:

- 1) Infill Workshop - August 26, 12:30pm-2:00pm at the San Antonio Area Foundation
- 2) Annexation Schedule

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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