

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, September 5, 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

Patricia Gibbons – District 9

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 September 5, 2017.

Roll Call.

1. [17-4894](#) (WITHDRAWN) (Continued from 08/15/17) ZONING CASE # Z2017201 S (Council District 3): A request for a change in zoning from "BP" Business Park District to "I-1 S" General Industrial with Specific Use Authorization for Outside Storage, Open with No Screening Required on Lot P-233 C and Lot P-233 D, CB 4007-5, located at 14348 Donop Road. Staff recommends Approval.

2. [17-5006](#) (WITHDRAWN) ZONING CASE # Z2017215 (Council District 1): A request for a change in zoning from "C-3NA HS UC-4 AHOD" General Commercial Non-Alcoholic Sales North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District on 1.26 acres out of NCB 2870, located at 2734 North Saint Mary's Street. (Associated Plan Amendment 17066)

3. [17-4892](#) (Continued from 08/15/17) 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 Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding 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.

4. [17-4294](#) (Continued from 07/18/17) 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.

5. [17-4885](#) (Continued from 08/15/17) ZONING CASE # Z2017125-A HL (Council District 5): A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on properties in NCB 1682 and 2182, located at 550 Ruiz Street and 2418 South Presa Street. Staff recommends Approval.

6. [17-4893](#) (Continued from 08/15/17) 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.
7. [17-4895](#) (Continued from 08/15/17) ZONING CASE # Z2017203 S (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Outdoor Athletic Fields on 10.35 acres out of NCB 15678; located at 12119 Wetmore Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 17061)
8. [17-4955](#) (Continued from 08/15/17) ZONING CASE # Z2017208 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 37 and Lot 38, Block 4, NCB 7490, located at 143 Dolores Avenue. Staff recommends Approval.
9. [17-4847](#) ZONING CASE # Z2017211 CD (Council District 4): 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 11, Block 52, NCB 8944, located at 539 Price Avenue. Staff recommends Approval.
10. [17-4836](#) ZONING CASE # Z2017212 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 29, Block 4, NCB 16115, located at 6840 NW Loop 410. Staff recommends Approval.

11. [17-4839](#) ZONING CASE # Z2017213 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "C-2" Commercial District on Lot 12, NCB 12887, located at 1914 Semlinger Road. Staff recommends Approval.
12. [17-4901](#) ZONING CASE # Z2017214 (Council District 7): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.8914 of an acre out of NCB 17973, located at 7607 Eckhert Road. Staff recommends Approval.
13. [17-4841](#) ZONING CASE # Z2017216 S (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial 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 2.558 acres out of NCB 16862, located at 10427 Perrin Beitel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17065)
14. [17-4846](#) ZONING CASE # Z2017218 (Council District 4): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.850 acres out of NCB 11186, located at 8615 South Zarzamora Street. Staff recommends Approval.
15. [17-4903](#) ZONING CASE # Z2017219 (Council District 2): 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 for 10 Residential Single-Family Units on Lots 8, 9 and 10, Block 35, NCB 1333, located at 1625 Burnet Street. Staff recommends Denial, with an Alternate Recommendation.
16. [17-4862](#) ZONING CASE # Z2017220 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 4 and 58, Block 46, NCB 1107, located at 650 and 654 West Petaluma Boulevard. Staff recommends Approval.

17. [17-4860](#) ZONING CASE # Z2017221 CD (Council District 5): 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 Two Dwelling Units on South 89.8 feet of Lot 12A and Lot 12B, NCB 2220, located at 2601 Morales Street. Staff recommends Approval.
18. [17-4858](#) ZONING CASE # Z2017222 CD (Council District 5): 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 Two Dwelling Units on Lot 1, Block 42, NCB 3641, located at 2722 Leal Street. Staff recommends Approval.
19. [17-4851](#) ZONING CASE # Z2017223 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Denial. (Associated Plan Amendment 17067)
20. [17-4842](#) ZONING CASE # Z2017224 (Council District 5): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for One (1) Dwelling Unit on West 64.5 Feet of Lot 33 and Lot 34, Block 32, NCB 8654, located at 515 South General McMullen Drive. Staff recommends Approval.
21. [17-4837](#) ZONING CASE # Z2017225 CD (Council District 7): A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Printing Company to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 15, Block 1, NCB 15650, located at 6330 Wurzbach Road. Staff recommends Approval.

22. [17-4848](#) ZONING CASE # Z2017226 S (Council District 2): A request for a change in zoning from “R-6 IH-1 AHOD” Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for an Urban Farm and "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for an Urban Farm on 3.147 acres out of NCB 13767 and 13806, located at 402 Earlyway and 307 Overlook Road. Staff recommends Approval.
23. [17-4907](#) ZONING CASE # Z2017227 CD (Council District 2): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2NA CD AHOD" Commercial Nonalcoholic Airport Hazard Overlay District with Conditional Use for Machinery, Tools, and Construction Equipment Sales and Service on Lots 14, 15, 16, 17, 18, Block 2, NCB 12872, located at 9292 NE Loop 410. Staff recommends Approval with Conditions.
24. [17-4859](#) ZONING CASE # Z2017228 (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District on Lot 10 and the West 3.78 feet of Lot 11, Block 11, NCB 1836, located at 133 West Mistletoe Avenue. Staff recommends Approval.
25. [17-4843](#) ZONING CASE # Z2017229 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services with Outdoor Training and Play Area on Lot 40, NCB 8679, located at 530 NE Loop 410. Staff recommends Approval.

26. [17-4838](#) ZONING CASE # Z2017230 (Council District 2): A request for a change in zoning from "RE S" Residential Estate District with Specific Use Authorization for a Manufactured Home to "I-1" General Industrial District on 2.887 acres out of NCB 10579, located in the 1000 Block of Creekview Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17069)
27. [17-4908](#) ZONING CASE # Z2017231 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Car Wash on Lots 5 and 6, Block 34, NCB 8471, located at 2310 Fresno Street. Staff recommends Approval with Conditions, pending Plan Amendment.(Associated Plan Amendment 17068)
28. [17-4857](#) ZONING CASE # Z2017232 (Council District 4): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 20.959 acres out of NCB 15910, located at 10055 and 10093 Marbach Road. Staff recommends Approval.
29. [17-4844](#) ZONING CASE # Z2017233 (Council District 10): A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on 0.587 acres out of NCB 15911, located in the 11900 Block of O'Connor Road. Staff recommends Approval.
30. [17-4910](#) ZONING CASE # Z2017235 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lots 19, 20, 21, and 22 Block 5, NCB 2284, located at 2911 West Houston Street, and 205 and 207 North Zarzamora Street. Staff recommends Approval.

31. [17-4912](#) Consideration of the August 15, 2017 Zoning Commission Minutes

Director's Report:

-IZD Taskforce Update

-Altavista NCD

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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