

# City of San Antonio



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

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, October 3, 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**

**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 October 3, 2017.

Roll Call.

1. [17-5345](#) WITHDRAWN - (Continued from 09/05/17) ZONING CASE # Z2017218 (Council District 4): A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard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.
  
2. [17-5462](#) WITHDRAWN - (Continued from 09/19/17) ZONING CASE # Z2017246 S (Council District 1): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay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 Social Club-Private on 0.1458 of an acre out of NCB 12962, located at 7067 San Pedro Avenue. Staff recommends Approval.

3. [17-5165](#) POSTPONED - 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)
4. [17-5344](#) (Continued from 09/05/17) 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.
5. [17-5166](#) (Continued from 09/05/17) 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.
6. [17-5455](#) (Continued from 09/19/17) ZONING CASE # Z2017234 (Council District 6): A request for a change in zoning from "C-2" Commercial District, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center, "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3" General Commercial District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MF-33" Multi-Family District and to assign zoning to property that is "OCL" Outside City Limits to "MF-33" Multi-Family District, and "NP-8 AHOD" Neighborhood Preservation District on 118 acres out of NCB 34400 and CB 4400, located in the 11100 Block of West Military Drive. Staff recommends Approval, pending Plan Amendment.

(Associated Plan Amendment 17070)

7. [17-5429](#) (Continued from 09/19/17) ZONING CASE # Z2017236 (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 "C-2" Commercial District and a Duplex on 0.1315 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17071)
8. [17-5430](#) (Continued from 09/19/17) ZONING CASE # Z2017237 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 28, NCB 2290, located at 2802 West Houston Street. Staff recommends Approval.
9. [17-5454](#) (Continued from 09/19/17) ZONING CASE # Z2017239 (Council District 2): A request for a change in zoning from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval.
10. [17-5458](#) (Continued from 09/19/17) ZONING CASE # Z2017250 (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 with uses permitted for two (2) Residential Single-Family Dwellings on North 65 feet of Lot 1 and Lot 2, Block 8, NCB 6206, located at 1002 Center Street. Staff recommends Approval.
11. [17-5460](#) (Continued from 09/19/17) ZONING CASE # Z2017251 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Residential Single-Family Dwellings on North 105 feet of Lot 8, Block A, NCB 486, located at 302 East Carson Street. Staff recommends Approval.

12. [17-5461](#) (Continued from 09/19/17) ZONING CASE # Z2017252 (Council District 2): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for 15 residential units on South 104.22 feet of Lot 11, Lot 12, and 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval.
13. [17-5383](#) ZONING CASE # Z2017254 S (Council District 10): 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 a Construction Contractor Facility with Outside Storage on 0.619 acres out of NCB 12097, located at 2571 MacArthur View. Staff recommends Approval.
14. [17-5388](#) ZONING CASE # Z2017255 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 Music Store on Lot 35, Block 15, NCB 9218, located at 572 West Hermosa. Staff recommends Approval.
15. [17-5376](#) ZONING CASE # Z2017256 S (Council District 7): 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 Hotel on 2.168 acres out of NCB 11610, located at 7201 Wurzbach Road, 7203 Wurzbach Road, and 7215 Wurzbach Road. Staff recommends Approval.
16. [17-5397](#) ZONING CASE # Z2017258 CD (Council District 5): A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 13 and Lot 14, Block 104, NCB 6668, located at 619 SW 24th Street. Staff recommends Approval.
17. [17-5386](#) ZONING CASE # Z2017259 (Council District 4): A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.770 acres out of CB 4298,

located at 13886 Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17076)

18.     [17-5393](#)     ZONING CASE # Z2017261 (Council District 2): A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. Staff recommends Approval.
19.     [17-5394](#)     ZONING CASE # Z2017262 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units on 1.012 acres out of NCB 11882, located at 1511 and 1515 East Sandalwood Lane. Staff recommends Approval.
20.     [17-5398](#)     ZONING CASE # Z2017263 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with 12 Single-Family Units on 0.788 acres out of NCB 11884, located at 1410, 1414, and 1418 East Sandalwood Lane. Staff recommends Approval.
21.     [17-5387](#)     ZONING CASE # Z2017264 S (Council District 8): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital taller than 35-feet on Lot 30, NCB 12830, located at 8026 Floyd Curl Drive. Staff recommends Approval.
22.     [17-5380](#)     ZONING CASE # Z2017265 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-2 NCD-5 AHOD" Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17077)

23. [17-5377](#) ZONING CASE # Z2017266 (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, "C-1 HS UC-4 AHOD" Light Commercial North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significant 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. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17078)
24. [17-5395](#) ZONING CASE # Z2017267 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 Auto Sales (Full Service) on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17079)
25. [17-5399](#) ZONING CASE # Z2017268 (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-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 28, NCB 3895, located at 103 Denver Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17082)
26. [17-5389](#) ZONING CASE # Z2017269 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 396G, NCB 7853, located at 6623 South Zarzamora Street. Staff recommends Approval.
27. [17-5382](#) ZONING CASE # Z2017270 S (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment

17080)

28.     [17-5392](#)     ZONING CASE # Z2017271 HL (Council District 1): A request for a change in zoning from "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Streets Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa/South Saint Mary's Streets Conservation Airport Hazard Overlay District on Lot 5, and 5 feet of Lot 4, Block 1, NCB 3097, located at 127 Lotus Avenue. Staff recommends Approval.
29.     [17-5593](#)     Consideration to cancel the January 2, 2018 Zoning Meeting due to Holiday Winter Break.
30.     [17-5466](#)     Consideration of the October 3, 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.  
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