

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 7, 2017

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Ricardo Briones - District 5, Vice-Chair

Cecilia Garcia – District Mayor, Chair Pro-Tem

Sofia Lopez - District 1

Ba’Ron Head - District 2

Joy McGhee - District 3

Suren Kamath - District 4

Oscar Rosalez - District 6

Robert W. Sipes – District 7

Patricia Gibbons – District 9

Joe Nix - District 10

12:30 p.m. - Work Session - Briefing on Private Social Clubs, discussion of policies, administrative procedures and any items for consideration on the agenda for November 7, 2017.

Roll Call.

1. [17-6069](#) (Continued from 10/17/17) 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 "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with the following uses: Museum – public or private, Church, Temple, Mosque, facilities that are for worship or study of religion, Live-Work Units, Loft, Housing Temporary or Permanent For On-Premises Caretaker, Public Safety Facilities, Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court-Indoor Only, Antique Store, Art Gallery, Bookstore, Candy, Nut and Confectionery, Drugstore – Apothecary, Florist, Gift Shop, Newsstand, Stationary Products, Bank/Credit Union, Barber/Beauty Shop, Bed and Breakfast, Copy Service- Blueprinting and Photocopying, Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)

Limited to 1,000 SF No Alcohol, Library, Loan Office, Massage - Therapeutic ,Medical - Chiropractor Office, Medical - Clinic (Physician and/or Dentist), Medical - Clinic Physical Therapist, Medical - Optical Goods Retail, Medical - Optometry Office, Office Data Processing & Management, Office Professional, Post Office, Radio or Television Station Studio, Reading Room, Studio - Fine or Performing Arts, Studio - Interior Decorating, Watch Repair 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.

2. [17-5612](#) (Continued from 10/03/17) 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.
3. [17-5615](#) (Continued from 10/03/17) 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.
4. [17-5872](#) (Continued from 10/17/17) 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)
5. [17-5616](#) (Continued from 10/03/17) 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)

6. [17-6074](#) (Continued from 10/17/17) ZONING CASE # Z2017273 CD (Council District 9): 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 7, Block 8, NCB 13358, located 1022 Cerro Alto Drive. Staff recommends Denial.
7. [17-6071](#) (Continued from 10/17/17) ZONING CASE # Z2017274 (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 0.47 acres out of NCB 8417, located at 1006 Vance Jackson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17083)
8. [17-5876](#) (Continued from 10/17/17) ZONING CASE # Z2017279 (Council District 3): 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 22 and Lot 23, Block 16, NCB 3284, located at 898 East Drexel Avenue. Staff and Zoning Commission recommends Approval.
9. [17-6067](#) ZONING CASE # Z2017278 (Council District 1): A request for a change in zoning from "IDZ H HS AHOD" Infill Development Zone King William Historic Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Low Density Multi-Family District with a Maximum density of 14 Units Per Acre and "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Low Density Multi-Family District with a Maximum density of 14 Units Per Acre to "IDZ H HS AHOD" Infill Development Zone King William Historic Historic Significant Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District, "C-2" Commercial District and a Party House, Reception Hall, and Meeting Facilities and "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District, "C-2" Commercial District and a Party House,

Reception Hall, and Meeting Facilities on the East 97.33 feet of Lot A-21, Block 11, NCB 2963 and Lot 1, Block 5, NCB 948, located at 1119 and 1127 South St. Mary's Street. Staff recommends Approval.

10. [17-6017](#) ZONING CASE # Z2017281 CD (Council District 2): A request for a change in zoning from "I-1" General Industrial, "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733, located 1231 and 1241 South WW White Road. Staff recommends Approval.
11. [17-6015](#) ZONING CASE # Z2017286 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-81 and Lot P-82, NCB 14618, located at 6500 Block of Eckhert Boulevard. Staff recommends Approval.
12. [17-6068](#) ZONING CASE # Z2017288 (Council District 3): A request for a change in zoning from "O-2" High-Rise Office District to "C-2" Commercial District on Lot 27 and the East 44 feet of Lot 28, NCB 13575, located at 4127 East Southcross Boulevard. Staff recommends Approval.
13. [17-5995](#) ZONING CASE # Z2017289 (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17089)
14. [17-5950](#) ZONING CASE # Z2017290 CD (Council District 1): 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 Motor Vehicle Sales on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment Case 17088)

15. [17-6014](#) ZONING CASE # Z2017291 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 Four (4) Dwelling Units on Lot 7, Block 4, NCB 2354, located at 2124 Monterey Street. Staff recommends Denial.
16. [17-6070](#) ZONING CASE # Z2017292 (Council District 4): A request for a change in zoning from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 Block of Heritage Farm. Staff recommends Approval.
17. [17-6065](#) ZONING CASE # Z2017293 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 22.485 acres of land out of NCB 16587, located in the 15300 block of Topperwein Road. Staff recommends Approval.
18. [17-6000](#) ZONING CASE # Z2017294 (Council District 8): A request for a change in zoning from "O-1 GC-1 UC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 GC-1 UC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17092)
19. [17-5951](#) ZONING CASE # Z2017295 (Council District 2): A request for a change in zoning from "I-2" Heavy Industrial District to "C-3" General Commercial District on 6.651 acres out of NCB 10571, located at 3855 North Panam Expressway. Staff recommends Approval.
20. [17-6072](#) ZONING CASE # Z2017297 S (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport

Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 51, Block 6, NCB 11716 and 3.247 acres of land out of NCB 11716, located at 9714 and 9626 San Pedro Avenue. Staff recommends Approval.

21. [17-6066](#) ZONING CASE # Z2017298 S (Council District 1): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body Shop – Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18002)

22. [17-6002](#) ZONING CASE # Z2017299 CD (Council District 2): A request for a change in zoning from "PUD C-1" Planned Unit Development Light Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents on 0.494 acres out of NCB 10615, located in the 5000 Block of Waycross Lane. Staff recommends Approval.

23. [17-6019](#) ZONING CASE # Z2017300 (Council District 8): A request for a change in zoning from “MPCD MLOD-1 AHOD” Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-3 GC-1 MLOD-1 AHOD” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 2.706 acres out of NCB 15825, located in the 5400 Block of Presidio Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17091)

24. [17-6073](#) ZONING CASE # Z2017301 S (Council District 2): 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 Used Automotive Parts Recycler on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17093)

25. [17-5956](#) Consideration of the October 17, 2017 Zoning Commission Minutes

Director's Report: Update on Zoning Commission Appointments and Orientation on December 5, 2017.

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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