

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, November 21, 2017

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Ricardo Briones - District 5, Vice-Chair

Vacant - 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 Sipes – District 7

Patricia Gibbons – District 9

Joe Nix - District 10

Gayle McDaniel – District Mayor

12:30 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for November 21, 2017.

Roll Call.

1. [17-6363](#) Election of a Zoning Commission Pro-Tem.

2. [17-6361](#) Appointment of Primary and Alternate Technical Advisory Committee (TAC) Members.

3. [17-6222](#) ZONING CASE # Z2017257 ERZD (Council District 8): A request for a change in zoning from "I-1 UC-1 MLOD AHOD" General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "I-1 UC-1 MLOD AHOD ERZD" General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 UC-1 MLOD AHOD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "C-3 UC-1 MLOD AHOD ERZD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, and overlay districts remaining unchanged, on Lot 16, Block 2, NCB 19189, located at 12830 Silicon Drive. Staff recommends Approval.
4. [17-6225](#) ZONING CASE # Z2017287 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Veterinary Clinic on Lot 3, Block 10, NCB 17600, located at 20910 Encino Commons. Staff recommends Approval.

5. [17-6187](#) (Continued from 11/07/17) 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.
6. [17-6329](#) (Continued from 10/17/17) ZONING CASE # Z2017242 S (Council District 6): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. Staff recommends Approval.

7. [17-5613](#) (Continued from 10/03/17) 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.
8. [17-5614](#) (Continued from 10/03/17) 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 fifteen (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.
9. [17-6327](#) (Continued from 11/07/17) 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)
10. [17-6326](#) (Continued from 11/07/17) 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.
11. [17-6331](#) 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 for a Boutique and a Duplex on 0.149 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17071)

12. [17-6324](#) ZONING CASE # Z2017304 (Council District 1): A request for a change in zoning from "C-2 H UC-5 AHOD" Commercial Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District on 0.6885 acres out of NCB 1860, located at 2415 North Main Avenue and 107 West Craig Place. Staff recommends Approval.

13. [17-6251](#) ZONING CASE # Z2017305 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the East 130.83 feet of Lot 12, Block 2, NCB 10104, located at 1206 Nacogdoches Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17094)

14. [17-6202](#) ZONING CASE # Z2017306 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 44, Block 1, NCB 14149, located at 4154 Swan's Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17095)

15. [17-6252](#) ZONING CASE # Z2018001 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 108, Block 2, NCB 15731, located at 101 Dinn Drive. Staff recommends Denial.

16. [17-6339](#) Consideration of the November 7, 2017 Zoning Commission Minutes.

Director's Report: Reminder regarding Zoning Orientation 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.

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