

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 5, 2017

1:00 PM

1901 S. Alamo St.

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Ricardo Briones - District 5, Vice-Chair

Joy McGhee - District 3, Chair Pro-Tem

Sofia Lopez - District 1

Suren Kamath - District 4

Robert Sipes – District 7

Joe Nix - District 10

Ba’Ron Head - District 2

Oscar Rosalez - District 6

Patricia Gibbons – District 9

Gayle McDaniel – District Mayor

11:30 a.m. - Work Session- Briefing on the following items:

1. Proposed regulation of short term rentals (Development Services Department)
2. Proposed changes to the MLOD (Development Services Department)
3. Discussion of policies and administrative procedures and any items for consideration on the agenda for December 5, 2017.

Roll Call.

1. [17-6540](#) ZONING CASE # Z2018013 ERZD (Council District 8): A request for a change in zoning from “R-6 MLOD ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “MF-33 MLOD ERZD” Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 9.02 acres out of NCB 14865, located at 14715 Babcock Road. Staff recommends Approval.

2. [17-6538](#) (Continued from 11/07/17) 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 recommends Approval.
3. [17-6536](#) ZONING CASE # Z2017144 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District on Lots 45 through 50, Block 1, NCB 14149, located at 4130 through 4150 Swans Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17047)
4. [17-6311](#) ZONING CASE # Z2017275 CD (Council District 10): 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 a Duplex on Lot 8, Block 13, NCB 16664, located at 13339 El Charro Street. Staff recommends Approval.
5. [17-6312](#) 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 on Lot P-81 and Lot P-82, NCB 14618, located in the 6500 Block of Eckhert Boulevard. Staff recommends Approval.
6. [17-6541](#) ZONING CASE # Z2017302 (Council District 2): A request for a change in zoning from "L" Light Industrial District to "I-1" General Industrial District on 17.28 acres out of CB 5132, located at 6375 US Hwy 87 East. Staff recommends Approval, pending Plan Amendment. (Plan Amendment 17090)

7. [17-6397](#) ZONING CASE # Z2018002 (Council District 2): A request for a change in zoning from "C-2 S" Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, "C-2 EP-1 S" Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities to "C-3 EP-1" General Commercial Facility Parking/Traffic Control Overlay District and "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District on 57.428 acres out of NCB 10578, located at 856 Gembler Road, 827 Richland and 4007 East IH 10. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment Case 18001)
8. [17-6553](#) ZONING CASE # Z2018003 CD (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 16 Residents on Lot 10 and the West 25 feet of Lot 11, Block 4, NCB 3888, located at 1236 Virginia Boulevard. Staff recommends Denial, with Alternate Recommendation.
9. [17-6544](#) ZONING CASE # Z2018004 CD (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 "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Four-Plex on Lot 19 and Lot 20, Block 1, NCB 3102, located at 939 West Elsmere Place. Staff recommends Approval.
10. [17-6542](#) ZONING CASE # Z2018005 (Council District 1): 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 Lot 8 and Lot 9, Block 2, NCB 2276, located at 2219 West Houston Street. Staff recommends Denial, with Alternate Recommendation.

11. [17-6545](#) ZONING CASE # Z2018006 (Council District 3): 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-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 8 and Lot 9, Block 1, NCB 14154, located at 391 and 361 East Ansley Street. Staff recommends Denial, with Alternate Recommendation.

12. [17-6401](#) ZONING CASE # Z2018007 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 14, NCB 2236, located at 2200 West Martin Street. Staff recommends Approval.

13. [17-6554](#) ZONING CASE # Z2018008 (Council District 2): A request for a change in zoning from "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 Seven (7) Single-Family Residential Units on the West 25.16 feet of the South 53 feet of Lot 7, the West 26.82 feet of Lot 10, the East 70 feet of the North 27.5 feet of Lot 10, the East 42.5 feet of the West 108.32 feet of Lot 10, the West 30 feet of the East 100 feet of Lot 10, the East 39.7 feet of Lot 9, 0.05 acres of land (East 39 feet of the West 65.82 feet of Lot 10), Block 17, NCB 568, located at 105,107,109,111,113 and 115 Brown Alley, and 415 North Mesquite. Staff recommends Approval.

14. [17-6539](#) ZONING CASE # Z2018009 S (Council District 1): A request for a change in zoning from "FBZ T5-1 AHOD" Form Based Zone Airport Hazard Overlay District to "FBZ T5-1 HS AHOD S" Form Based Zone Airport Hazard Overlay District with Specific Use Authorization for a Storage Shipping Container on the South 122.9 feet of Lot 7, Block 8, NCB 846, located at 703 East Quincy Street. Staff recommends Approval.

15. [17-6402](#) ZONING CASE # Z2018010 (Council District 6): A request for a change in zoning from "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 9, Block 31, NCB 17643, located at 8827 State Highway 151. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case 18003)

16. [17-6552](#) ZONING CASE # Z2018011 (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on All of Block, NCB 8566, Lot 12 and Lot 13, Block 2, NCB 7302, All of Block, NCB 7301, 0.1345 acres out of NCB 7303, located at 3222 Howard Street, 3223 Howard Street, and 234 Melrose Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18004)

17. [17-6546](#) ZONING CASE # Z2018012 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 12, Lot 13, and Lot 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18005)

18. [17-6357](#) ZONING CASE # Z2018041 (Council District 8): A request for a change in zoning from "MF-33" Multi-Family District to "MF-50" Multi-Family District on Lot 16, Block 1, NCB 15017, located at 11327 Expo Boulevard. Staff recommends Approval.

19. [17-6528](#) Consideration of the November 21, 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.

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For more information call (210) 207- 6044.**

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