

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 19, 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

12:00 p.m. - Work Session - Briefing on Code Enforcement and Zoning, and discussion of policies, administrative procedures and any items for consideration on the agenda for December 19, 2017.

Roll Call.

1. [17-6710](#) (Continued from 12/05/17) 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. [17-6665](#) (Continued from 11/21/17) 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.
3. [17-6645](#) (Continued from 11/07/17) 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. [17-6543](#) WITHDRAWN (Continued from 11/07/17) 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)
5. [17-6646](#) (Continued from 11/07/17) 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.
6. [17-6666](#) (Continued from 11/21/17) 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.
7. [17-6708](#) (Continued from 12/05/17) 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)
8. [17-6709](#) (Continued from 12/05/17) 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)

9. [17-6698](#) ZONING CASE # Z2018014 (Council District 4): A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-12 ABS 12, P-11A, P-13, P-14A, P-12 C, NCB 15069, located on the southwest corner of Loop 410 and Highway 16 South. Staff recommends Approval.

10. [18-1022](#) ZONING CASE # Z2018015 (Council District 8): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5, Block 8, NCB 12788, located at 1725-1733 Babcock Road. Staff recommends Approval.

11. [18-1040](#) ZONING CASE # Z2018016 (Council District 4): 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 the North 123 feet of Lot 25 and the South 96.23 feet of the North 123 feet of Lot A, Block 35, NCB 11167, located at 2802 Malta Street. Staff recommends Approval.

12. [18-1014](#) ZONING CASE # Z2018017 (Council District 1): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) Dwelling Units to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 0.2256 acres out of NCB 755, located at 421 Warren Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18006)

13. [17-6699](#) ZONING CASE # Z2018018 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Home Airport Hazard Overlay District on Lot 145, Block 7, NCB 15622, located at 5114 Hillburn Drive. Staff recommends Approval.

14. [18-1019](#) ZONING CASE # Z2018019 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on East 88.5 feet of Lot 18 and Lot 15, Block A, NCB 1006, located at 129 Gibson Street. Staff recommends Approval.

15. [18-1041](#) ZONING CASE # Z2018020 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff recommends Approval.
16. [17-6728](#) ZONING CASE # Z2018021 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 a Conditional Use for four (4) residential dwelling units on Lot 41B, Block 36, NCB 3695, located at 703 Darby Boulevard. Staff recommends Approval.
17. [17-6700](#) ZONING CASE # Z2018022 S (Council District 6): 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 a Specific Use Authorization for a Carwash on Lot 77, Block 49, NCB 15330, located at 6811 Brownleaf Street. Staff recommends Approval.
18. [18-1023](#) ZONING CASE # Z2018023 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 a Specific Use Authorization for a Carwash on Lot 5, Block 11, NCB 12361, located at 115 West Glenview Drive. Staff recommends Approval.
19. [18-1042](#) ZONING CASE # Z2018024 S (Council District 6): 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 Carwash on 0.625 acres out of NCB 15403, located at 7512 West Military Drive. Staff recommends Approval.
20. [18-1015](#) ZONING CASE # Z2018025 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on 14.9 acres out of NCB 18297 (known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff recommends Approval.

21. [17-6701](#) ZONING CASE # Z2018026 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 14 and 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff recommends Denial. (Associated Plan Amendment Case 18010)
22. [18-1020](#) ZONING CASE # Z2018027 CD (Council District 5): A request for a change in zoning from "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Contractor Facility to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Auto Sales/Full Service on 0.4077 acres out of NCB 8593, located at 2803 Castroville Road. Staff recommends Approval.
23. [18-1043](#) ZONING CASE # Z2018028 CD (Council District 3): 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) residential dwelling units on 1.00 acres out of NCB 11155, located at 378 East Petaluma Boulevard. Staff recommends Approval.
24. [18-1013](#) ZONING CASE # Z2018029 (Council District 4): 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 4.099 acres out of NCB 11140, located at 1331 West Chavaneaux Road. Staff recommends Approval.
25. [17-6702](#) ZONING CASE # Z2018030 (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 82, NCB 11058, located at 775 Gillette Boulevard. Staff recommends Approval.
26. [18-1044](#) ZONING CASE # Z2018031 (Council District 3): A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 7, 11, 12, 13, 14, 24, and 25, Block 46, NCB 9330, located at 2627 Pleasanton Road. Staff recommends Approval.

27. [18-1021](#) ZONING CASE # Z2018032 (Council District 5): 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 with uses permitted in "C-2" Commercial District on Lot 13 and Lot 14, Block 4, NCB 2438, located at 806 South Brazos and 1214 El Paso. Staff recommends Approval.
28. [18-1011](#) ZONING CASE # Z2018033 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 27.0258 acres out of NCB 35, located at 1500 South Zarzamora Street. Staff recommends Approval.
29. [17-6703](#) ZONING CASE # Z2018034 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District and "C-2" Commercial District to "R-4" Residential Single-Family District on 12.46 acres out of NCB 18006, located in the 10500 Block of Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18011)
30. [18-1018](#) ZONING CASE # Z2018036 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses allowed in "C-2" Commercial District, "MF-33" Multi-Family District, Coffee Roasting, and Bar/Tavern on Lot 5, Lot C, and the West 35 feet of Lot 6, NCB 981, located at 1417 Austin Street, 618 East Josephine and 622 East Josephine. Staff recommends Denial.
31. [18-1012](#) ZONING CASE # Z2018037 (Council District 2): A request for a change in zoning from "I-1 RIO-2 DN UC-2 AHOD" General Industrial River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" Commercial District and "O-2" High-Rise Office District on 1.6596 acres out of NCB 977, located at 1990 Broadway Street. Staff recommends Approval.

32. [18-1045](#) ZONING CASE # Z2018038 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the West 97 feet of Lot 11 and Lot 12, NCB 8289, located at 759 North General McMullen. Staff recommends Approval.
33. [17-6705](#) ZONING CASE # Z2018039 CD (Council District 3): 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 four (4) residential dwelling units on Lot 10, Block 39, NCB 9323, located at 415 Burton Avenue. Staff recommends Approval.
34. [18-1010](#) ZONING CASE # Z2018040 S (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Private Social Club on 0.099 acres out of NCB 11610, located at 7271 Wurzbach Road. Staff recommends Approval.
35. [18-1046](#) Consideration of the December 5, 2017 Zoning Commission Minutes

Director's Report:

-Upcoming Agenda will include discussion and consideration of short-term rentals and military lighting overlay code updates.

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.
Para más información llame al (210) 207-6044.**

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).