

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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Tuesday, November 15, 2016

1:00 PM

1901 S. Alamo St.

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### ZONING COMMISSIONERS

**Dr. Francine Romero - District 8, Chair**

**Reinette King - District 10, Vice-Chair**

**Ricardo Briones - District 5, Chair Pro-Tem**

**Siboney Diaz-Sanchez - District 1**

**Joy McGhee - District 3**

**Oscar Rosalez - District 6**

**Reagan Greer – District 9**

**Ba’Ron Head - District 2**

**Suren Kamath - District 4**

**Grace Rose-Gonzales – District 7**

**Cecilia Garcia – District Mayor**

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for November 15, 2016.

Roll Call.

1. [16-5581](#) WITHDRAWN (Continued from 10/18/16) ZONING CASE # Z2016254 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill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 two single family homes on North 98 feet of Lot 11, Block 2, NCB 1370, located at 912 Dawson Street. Staff recommends Approval.

2. [16-5768](#) (Continued From 10/18/16) ZONING CASE # Z2016270 CD S ERZD (Council District 9): A request for a change in zoning from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District, being Bexar County Property ID 268798, being P-4, 4C, P-5 & P-6A, CB 4900 and P-3, P-3C, P-4 & P-5, CB 4926, located at 25390 US Highway 281 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)
3. [16-5769](#) ZONING CASE # Z2016267 ERZD (Council District 10): A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD" General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD" Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on 15.155 acres out of NCB 17727, located in the 17700 Block of Bulverde Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16081)
4. [16-5590](#) (Continued from 10/18/16) ZONING CASE # Z2016239 (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses not to exceed 17 units per acre on Lot 14, NCB 863, located at 425 E. Mistletoe Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16070)
5. [16-5594](#) (Continued from 10/18/16) ZONING CASE # Z2016262 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on N. 50 Feet of Lots 7, 8, 9, 10 & 11, Block 11, NCB 2250, located at 323 North Zarzamora Street. Staff recommends Denial.

6. [16-5716](#) (Continued from 11/01/16) ZONING CASE # Z2016271 S (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "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 Entity with Outside Storage and/or Processing on Lots 8 and 9, Block 1, NCB 6439, located 313 and 315 Frio City Road. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16083)
  
7. [16-5717](#) (Continued from 11/01/16) ZONING CASE # Z2016272 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-18" Limited Density Multi-Family District on Lots 8, 9, 10, 11, 27, Block 7, NCB 1440, located at 2231, 2235, 2243 E. Commerce and 128 and 132 Belmont Street. Staff recommends Denial with Alternate Recommendation.
  
8. [16-5770](#) ZONING CASE # Z2016282 (Council District 1): A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar and/or Tavern without Cover Charge 3 or more days per week and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses in "O-2" High-Rise Office District, "C-2" Commercial District, "MF-40" Multi-Family District and a Bar on 3.127 acres out of NCB 969 and NCB 970, located at 1801 Broadway Avenue. Staff recommends Approval.
  
9. [16-5756](#) ZONING CASE # Z2016284 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 12, Block 80, NCB 9362, located at 507 Clovis Place. Staff recommends Denial.

10. [16-5735](#) ZONING CASE # Z2016285 S (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Manufactured Homes / Oversized Vehicle Sales, Service and Storage on the East 172 FT of Lot 12, Block 9, NCB 12865, located at 1231 Eddie Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16088)
11. [16-5757](#) ZONING CASE # Z2017001 (Council District 3): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 77 and 78, Block 9, NCB 9309, located at 1440 SW Military Drive. Staff recommends Approval.
12. [16-5724](#) ZONING CASE # Z2017002 CD (Council District 1): A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor on Lot 26, Block 50, NCB 2744, located at 1620 Fredericksburg Road. Staff recommends Approval with Conditions.
13. [16-5732](#) Consideration of the November 1, 2016 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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