

# City of San Antonio



## **AGENDA** **Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, July 5, 2016**

**1:00 PM**

**1901 S. Alamo St.**

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### **ZONING COMMISSIONERS**

**William Shaw III - District 2, Chairman**  
**Francine Romero - District 8, Vice Chair**  
**Ricardo Briones - District 5, Chair Pro-Tem**

**Siboney Diaz-Sanchez - District 1**  
**Suren Kamath - District 4**  
**Grace Rose-Gonzales - District 7,**  
**Reinette King - District 10**

**Joy McGhee - District 3**  
**Vacant - District 6**  
**Reagan Greer – District 9**  
**Cecilia Garcia – District Mayor**

12:30 p.m. - Work Session and Briefing by the Office of Historic Preservation relating to proposed UDC Amendments to create a new River Improvement Overlay for San Pedro Creek (RIO-7) and discussion of policies and administrative procedures and any items for consideration on the agenda for July 5, 2016.

Roll Call.

1.     [16-3508](#)     (Postponed from 02/02/16) ZONING CASE # Z2016040 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 and "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16010)
  
2.     [16-3601](#)     (Continued from 06/07/2016) ZONING CASE # Z2016148 (Council District 4): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 8.431 acres out of CB 15602 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of CB 15602, located in the 6400 Block of W. Military Drive. Staff recommends Approval.
  
3.     [16-3860](#)     (Continued from 06/21/16) ZONING CASE # Z2016170 CD (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 36, Block B, NCB 11514, located at 1427 Bandera Road. Staff recommends Approval.
  
4.     [16-3739](#)     ZONING CASE # Z2016171 (Council District 5): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 30, Block 8, NCB 8084 and "C-2 AHOD" Commercial Airport Hazard Overlay District on the North 50 Feet of Lot 9-C, Block 8, NCB 8084, located at 2207 El Jardin & 2131 El Jardin. Staff recommends Approval.

5.     [16-3934](#)     ZONING CASE # Z2016172 (Council District 1): A request for a change in zoning from "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four (4) Residential Units on Lots 44 & 45, Block 9, NCB 3110, located at 1414-1416 Capitol Avenue and 1140-1142 West Lullwood Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16047)
  
6.     [16-3766](#)     ZONING CASE # Z2016173 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses permitted in "C-2" Commercial District and a Microbrewery on Lots 1 & 2, Block 4, NCB 2583, located at 302 E. La Chapelle. Staff recommends Approval.
  
7.     [16-3842](#)     ZONING CASE # Z2016175 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) Uses not to exceed 33 units per acre on Lot 14, Block 16, NCB 367, located at 303 West Cypress Street. Staff recommends Approval.
  
8.     [16-3861](#)     ZONING CASE # Z2016177 CD (Council District 1): 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 a Conditional Use for a Professional Office on Lot 9, NCB 10046, located at 506 Jackson-Keller Road. Staff recommends Approval.

9.     [16-3935](#)     ZONING CASE # Z2016178 CD (Council District 8): A request for a change in zoning from "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 0.704 acres out of NCB 18338, located at 23011 West Interstate Highway 10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16049)
  
10.    [16-3836](#)     ZONING CASE # Z2016179 (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 2.355 acres of land out of NCB 8644, located at 11810 and 11814 Jones Maltsberger Road. Staff recommends Approval.
  
11.    [16-3916](#)     ZONING CASE # Z2016180 S (Council District 10): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lots P8 and P100, NCB 15722 and Lot P100, NCB 16673, located at 13410 Nacogdoches Road. Staff recommends Approval.
  
12.    [16-3917](#)     ZONING CASE # Z2016181 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 a Conditional Use for a Professional Office on Lot 11, Block 67, NCB 3335, located at 542 E. Highland Boulevard. Staff recommends Approval.
  
13.    [16-3943](#)     Consideration of the June 21, 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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