City of San Antonio

AGENDA
Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 16, 2016   **1:00 PM**   **1901 S. Alamo**

ZONING COMMISSIONERS
Dr. Francine Romero - District 8, Chair
Reinette King - District 10, Vice-Chair
Ricardo Briones - District 5, Pro Tem

Siboney Diaz-Sanchez - District 1	**Ba'Ron Head - District 2**
Joy McGhee – District 3	**Suren Kamath - District 4**
Vacant - District 6	**Grace Rose Gonzales – District 7**
Reagan E Greer - District 9	**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 August 16, 2016.

Roll Call.

1. [16-4158](#) Consideration of proposed UDC Amendments to create a new River Improvement Overlay for San Pedro Creek (RIO-7).

2. [16-4384](#) ZONING CASE # Z2016174 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to to "MF-25 MLOD AHOD ERZD" Low Density Multi Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 15.85 acres out of NCB 17701, located at 4035 N. Loop 1604. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16048)

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3.   [16-4380](#)   ZONING CASE # Z2016176 ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District and "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403, located in the 5000 Block of Beckwith Boulevard. Staff recommends Approval.

4.   [16-4374](#)   ZONING CASE # Z2016185 ERZD (Council District 10): A request for a change in zoning from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District and "R-20" Residential Single-Family District to "PUD R-20" Planned Unit Development Residential Single-Family District and "PUD R-20 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District on 5.99 Acres out of NCB 17194, located at 15832 Jones Maltsberger Road. Staff recommends Approval.

5.   [16-4381](#)   ZONING CASE # Z2016187 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laundry - Limited To Max of Five Employees on 0.0287 acres out of NCB 17608, located at 19141 Stone Oak Parkway. Staff recommends Approval.

6.   [16-4375](#)   ZONING CASE # Z2016202 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.409 acres out of NCB 10879, located in the 7900 Block of Inner Circle Drive. Staff recommends Approval.

7.   16-4365   ZONING CASE # Z2016203 (Council District 3): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the E 55 feet of Lot 2, Block B, NCB 11026, located at 2514 East Southcross Boulevard. Staff recommends Approval.

8.   16-4377   ZONING CASE # Z2016204 S (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for Childcare Daycare Center on Lot 2, Block 4, NCB 13346, located at 806 Cobble Drive. Staff recommends Approval.

9.   16-4385   ZONING CASE # Z2016205 S (Council District 2): A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for a Used Auto Parts Recycler on 8.351 acres out of NCB 17332, located at 5834 IH 10 East. Staff recommends Denial. (Associated Plan Amendment 16058)

10.   16-4196   ZONING CASE # Z2016206 (Council District 2): A request for a change in zoning from "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "I-1" General Industrial District on 16.055 acres out of NCB 12886, located at 1054 SE Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16059)

11.   16-4386   ZONING CASE # Z2016207 (Council District 7): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 33, Block 2, NCB 8416, located at 150 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16060)

12.   [16-4366](#)   ZONING CASE # Z2016208 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) Dwelling Units on Lots 27 and 28, Block 82, NCB 3360, located at 455 Bailey Avenue. Staff recommends Approval.

13.   [16-4367](#)   ZONING CASE # Z2016209 (Council District 10): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 42 and 43, Block 1, NCB 14952, located in the 5900 Block of Randolph Boulevard. Staff recommends Approval.

14.   [16-4378](#)   ZONING CASE # Z2016210 (Council District 8): 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 29, Block 2, NCB 11612, located in the 2000 Block of Babcock Road. Staff recommends Approval.

15.   [16-4382](#)   ZONING CASE # Z2016211 (Council District 10): 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 4.51 acres out of NCB 16587, located in the 14500 Block of Toepperwein Road. Staff recommends Approval.

16.   [16-4482](#)   Consideration of the Zoning Commision Minutes for August 2, 2016

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.

Language interpreters are available at the meeting. For more information call (210) 207-6044.

Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar 210-207

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