

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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Tuesday, September 6, 2016

1:00 PM

1901 S. Alamo

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### 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 September 6, 2016.

Roll Call

1. [16-4321](#) (Continued from 07/05/16) 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. [16-4618](#) (Continued from 08/16/16) 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 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.

3. [16-4617](#) (Continued from 08/16/16) 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.
4. [16-4685](#) ZONING CASE # Z2016212 (Council District 5): A request for a change in zoning from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65", "C-2", and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; and to remove the Historic Significant designation on 4.901 acres out of NCB 2563 and NCB 2567, located at 1334 South Flores Street and 205-223 East Cevallos Street. Staff recommends Denial with Alternate Recommendation.
5. [16-4551](#) ZONING CASE # Z2016214 (Council District 2): A request for a change in zoning from "R-6" Residential Single-Family District to "R-4 " Residential Single-Family District on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road. Staff recommends

Approval, pending Plan Amendment. (Associated Plan Amendment 16061)

6. [16-4675](#) ZONING CASE # Z2016215 (Council District 3): 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-3 AHOD" General Commercial Airport Hazard Overlay District on 1.757 acres out of NCB 8205, located in the 300 Block of SW Military Drive. Staff recommends Approval.
7. [16-4616](#) ZONING CASE # Z2016216 (Council District 1): 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 the N 80.8 feet of Lot 3, Block 3, NCB 2807, located at 110 Carter Street. Staff recommends Approval.
8. [16-4560](#) ZONING CASE # Z2016218 CD (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-6 CD IDZ H AHOD" Residential Single-Family Infill Development Overlay Zone Dignowity Hill Historic Airport Hazard Overlay District with Conditional Use for Professional Office on 0.169 acres out of NCB 537, located at 724 North Cherry Street. Staff recommends Approval.
9. [16-4686](#) ZONING CASE # Z2016219 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District and "MF-25" Multi-Family District to "C-3" General Commercial District on 7.595 acres out of NCB 10675, located at 3860 East IH-10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16062)
10. [16-4674](#) ZONING CASE # Z2016220 (Council District 7): A request for a change in zoning from "DR" Development Reserve District to "C-2" Commercial District on 4.698 acres out of NCB 34470 and NCB 34471, located in the 10500 Block of Braun Road. Staff recommends Approval.
11. [16-4687](#) ZONING CASE # Z2016221 (Council District 6): A request for a change in zoning from "MF-33" Multi-Family District to "C-3"

General Commercial District on 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16064)

12.     [16-4620](#)     ZONING CASE # Z2016223 S (Council District 7): A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Multi-Family Dwelling of 25 units per acre to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 35, Block 2, NCB 8416, located in the 2600 Block of Fredericksburg Road. Staff recommends Approval with Conditions.
13.     [16-4713](#)     Consideration of the Zoning Commission Minutes for August 16, 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) 207-6044**

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