

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, October 4, 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, Chair Pro-Tem**

**Siboney Diaz-Sanchez - District 1**

**Joy McGhee - District 3**

**Vacant - 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 October 4, 2016. Briefing on Zoning for US 281 North Corridor and South San Antonio Voluntary Annexation Areas, Nina Nixon-Mendez, Planning Administrator, Department of Planning and Community Development, 207-2744, [nina.nixon-mendez@sanantoni.gov](mailto:nina.nixon-mendez@sanantoni.gov).

Roll Call.

1. [16-5120](#) (POSTPONED) ZONING CASE # Z2016253 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay to "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 18.907 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff Recommends Approval, pending Plan Amendment (Associated Plan Amendment 16073)

2.     [16-5172](#)     (Continued from 09/20/16) ZONING CASE # Z2016230 (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 "RM-4" Residential Mixed District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "RM-4" Residential Mixed District, and Private Club with no cover charge or live entertainment three or more days per week on 0.289 acres out of NCB 70047, located at 102 West Josephine Street. Staff recommends Approval.
  
3.     [16-5249](#)     (Postponed from 09/20/16) ZONING CASE # Z2016237 CD (Council District 6): A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for an Indoor Gun Range on Lot 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16069)
  
4.     [16-5067](#)     ZONING CASE # Z2016241 S (Council District 1): A request for a change in zoning from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "C-2 S H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Specific Use Authorization for an Extended Stay Hotel/Timeshare/Corporate Apartment on 0.3035 acres out of NCB 719, located at 716 S Presa Street. Staff recommends Approval.
  
5.     [16-5149](#)     ZONING CASE # Z2016242 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2 P" Commercial Pedestrian District and "RM-4" Residential Mixed District on 0.118 acres out of NCB 6861, located at 103 Carle Avenue. Staff recommends Approval.

6.     [16-5097](#)     ZONING CASE # Z2016243 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with two (2) dwelling units on Lot 30, NCB 6518, located at 430 E French Place. Staff recommends Approval.
  
7.     [16-5068](#)     ZONING CASE # Z2016244 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-1A, NCB 15723, located at 14500 Judson Road. Staff recommends Approval.
  
8.     [16-5118](#)     ZONING CASE # Z2016245 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 4.189 acres out of NCB 15894, located in the 7000 Block of Woodlake Parkway. Staff recommends Approval.
  
9.     [16-5109](#)     ZONING CASE # Z2016246 (Council District 4): A request for a change in zoning from "FBZ AHOD" Form Base Zone Airport Hazard Overlay District and "MI-1" Mixed Light Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 88.719 out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16072)
  
10.    [16-5119](#)     ZONING CASE # Z2016247 (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 detached single-family residential uses not to exceed 21 units per acre on Lot 8 and 9, Block 1, NCB A-15, located at 201 Probandt Street and 430 Clay Street. Staff recommends Approval.

11.     [16-5096](#)     ZONING CASE # Z2016248 (Council District 6): A request for a change in zoning from "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 8, NCB 13959, located at 2142 South Callaghan Road. Staff recommends Approval.
  
12.     [16-5095](#)     ZONING CASE # Z2016249 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 31, NCB 1334, located at 407 Blaine Street. Staff recommends Approval.
  
13.     [16-5069](#)     ZONING CASE # Z2016250 (Council District 8): A request for a change in zoning from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2NA MLOD" Commercial Non-Alcoholic Sales Camp Bullis Military Lighting Overlay District on Lots 33, 34 and 35, Block 1, NCB 14741, located at 6701, 6705 and 6709 Hausman Road. Staff recommends Approval.
  
14.     [16-5107](#)     ZONING CASE # Z2016251 S (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 26, Block 13, NCB 10895, located at 211 San Juan Road. Staff recommends Approval.
  
15.     [16-5106](#)     ZONING CASE # Z2016252 S (Council District 4): 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 Car Wash on Lot 4, Block 2, NCB 17550, located at 2558 Southwest Military Drive. Staff recommends Approval.

16.     [16-5121](#)     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.
  
17.     [16-4889](#)     ZONING CASE # Z2016255 S (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products Fabrication on properties located out of NCB 13847, NCB 13848, and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Lane, and Braniff Drive. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16074).
  
18.     [16-5250](#)     Consideration and Action on the proposed cancellation of the January 3, 2017 Zoning Commission Meeting.
  
19.     [16-5167](#)     Consideration of the September 20, 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.

**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).**

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