

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, October 18, 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, 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

11:00 a.m. - Work Session - 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@sanantonio.gov, and discussion of policies, administrative procedures and any items for consideration on the agenda for October 18, 2016.

Roll Call.

1. [16-5384](#) ZONING CASE # Z2016270 CD S ERZD (Council District 8): A request for a change in zoning from "OCL" Outside City Limits to "MXD" Mixed Use District, "NP-15" Neighborhood Preservation District, "C-2" Commercial District, "C-3" General Commercial District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "O-1.5" Mid Rise Office District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "C-2 CD" Commercial District with Conditional Use for a Movie Theater, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Machine Shop, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD" Commercial District with Conditional Use for a Carwash, "C-2 CD" Commercial District with Conditional Use for Feed, Seed, and Fertilizer Sales (With Outdoor Storage Permitted), "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Carwash, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Boat and Marine – Storage (Outside Permitted), "C-2 CD" Commercial District with Conditional Use for Landscaping Materials – Sales and Storage, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Micro-distillery, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Metal Products Fabrication, "C-3 CD S" General Commercial District with Conditional Use and Specific Use Authorization for Oversized Vehicle Sales, Service, or Storage and Boat and Marine Storage, "C-2 S" Commercial District with Specific Use Authorization for a Hospital, "C-2 S" Commercial District with Specific Use Authorization for a Hotel, "C-2 S" Commercial District with Specific Use Authorization for a Wireless Communication System, "C-2 S" Commercial District with Specific Use Authorization for a Golf Driving Range, "C-2 S" Commercial District with Specific Use Authorization for a Funeral Home or Undertaking Parlor and overlay Districts of "ERZD" Edwards Recharge Zone District, "MLOD-1" Military Lighting Overlay District 1, and creating and assigning the "GC-3" US 281 North Gateway Corridor District, as applicable, located in the US 281 North Corridor Area consisting of

approximately 1.9 square miles (1,224 acres) of San Antonio's Extraterritorial Jurisdiction (ETJ), generally located approximately 1,000 feet along US 281 North right-of-way, beginning approximately at the City limits of San Antonio south of Marshall Road and Northwind Blvd in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)

2. [16-5395](#) ZONING CASE # Z2016259 (Council Districts 3 and 4): A request for a change in zoning from "OCL" Outside City Limits to "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "RP AHOD" Resource Protection Airport Hazard Overlay District, "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RE" Residential Estate District on 421.6245 acres of land, located at multiple addresses within the South San Antonio Voluntary Annexation area. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16076)

3. [16-5181](#) (Continued from 09/20/16) 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)

4. [16-5164](#) (Continued from 09/20/16) ZONING CASE # Z2016217 (Council District 5): 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 uses permitted in "MF-18" Limited Density Multi-Family District on E 50 feet of W 121 feet of Lot 1, and W 50 feet of E 80 feet of Lot 6, NCB A-15, located at 316 & 320 Clay Street. Staff recommends Approval.

5. [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.

6. [16-5183](#) (Continued from 09/20/16) 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)

7. [16-5418](#) (Continued from 10/04/16) 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. [16-5420](#) (Continued from 10/04/16) 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.

9. [16-5419](#) (Continued from 10/04/16) 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.
10. [16-4784](#) ZONING CASE # Z2016231 (Council District 10): A request for a change in zoning from "C-2" Commercial District to "MPCD" Master Planned Community District on 31.0331 acres out of NCB 17365, located in the 17100 block of Bulverde Road. Staff recommends Approval.
11. [16-5455](#) ZONING CASE # Z2016253 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16073)
12. [16-5349](#) ZONING CASE # Z2016257 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "MF-25" Low Density Multi-Family District on 15.83 acres out of NCB 10615, located at 4843 Lord Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16075)
13. [16-5343](#) ZONING CASE # Z2016258 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1 & West 25 Feet of 2; Lots 3, 4 & East 25 Feet of 2; Lots 5, 6, and 7, Block 173, NCB 9457, located at 3505 Pleasanton Road. Staff recommends Approval.

14. [16-5353](#) ZONING CASE # Z2016260 S (Council District 5): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency on Lot 13, Block 2, NCB 8963, located at 700 Division Avenue. Staff recommends Approval.
15. [16-5239](#) ZONING CASE # Z2016261 (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "R-4 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16077)
16. [16-5354](#) 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.

17. [16-5350](#) ZONING CASE # Z2016263 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on 7.321 acres out of NCB 11156, located in the 5300 Block of Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16078)
18. [16-5342](#) ZONING CASE # Z2016264 (Council District 9): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 15, 16, 17, & 18, Block 6, NCB 11970, located at 610 East Ramsey Road. Staff recommends Approval.
19. [16-5344](#) ZONING CASE # Z2016265 CD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "R-6 CD MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Clinic and Drugstore on Lot 25, Block 10, NCB 16968, located at 13213 George Road. Staff Recommends Approval.

20. [16-5351](#) ZONING CASE # Z2016266 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for detached single-family residential up to 16 units per acre on 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of Old Corpus Christi Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16080)
21. [16-5368](#) Consideration of the October 4, 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.**

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