

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, November 1, 2016

1:00 PM

1901 S. Alamo St.

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 November 1, 2016.

Roll Call.

1. [16-5472](#) (WITHDRAWN) ZONING CASE # Z2016243 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to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.

2. [16-5668](#) (POSTPONED) ZONING CASE # Z2016282 (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 and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses in "O-2" High-Rise Office District, "C-2" Commercial District, "MF-40" Multi-Family District and a Bar on 3.127 acres out of NCB 969 and NCB 970, located at 1801 Broadway Avenue.
3. [16-5593](#) (Continued From 10/18/16) ZONING CASE # Z2016270-A CD S ERZD (Council District 9): A request for a change in zoning from "OCL" Outside City Limits to "C-2" Commercial District and "O-1.5" Mid-Rise Office District 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, being the following Bexar County properties: 26669, 266670, 266671, 266668, 268798, and 266765. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)
4. [16-5591](#) (Continued from 10/18/16) 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)

5. [16-5585](#) (Continued from 10/18/16) 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)

6. [16-5453](#) ZONING CASE # Z2016268 S (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 1, Block, 1, NCB 17634, located at 11123 Military Drive. Staff recommends Approval.

7. [16-5480](#) ZONING CASE # Z2016269 (Council District 6): A request for a change in zoning from "I-1 MAOZ-2 AHOD" General Industrial Military Airport Overlay Airport Hazard Overlay District and "C-3NA MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Military Airport Overlay Airport Hazard Overlay District to "L MAOZ-2 AHOD" Light Industrial Military Airport Overlay Airport Hazard Overlay District on Lot 17, Block 3, NCB 11379, located at 106 S. Callaghan Road. Staff recommends Approval.

8. [16-5557](#) ZONING CASE # Z2016271 S (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing on Lots 8 and 9, Block 1, NCB 6439, located 313 and 315 Frio City Road. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16083)

9. [16-5466](#) ZONING CASE # Z2016272 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-18" Limited Density Multi-Family District on Lots 8, 9, 10, 11, 27, Block 7, NCB 1440, located at 2231, 2235, 2243 E. Commerce and 128 and 132 Belmont Street. Staff recommends Denial with Alternate Recommendation.

10. [16-5565](#) ZONING CASE # Z2016273 (Council District 7): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 13.061 acres out of NCB 11545, located in the 4800 block of Callaghan Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16085)

11. [16-5457](#) ZONING CASE # Z2016274 (Council District 2): A request for a change in zoning from "C-2 HS NCD-9 AHOD" Commercial Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "IDZ HS NCD-9 AHOD" Infill Development Zone Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Meeting Facility on 12.643 acres out of NCB A-6, NCB A-47 and NCB 6300, located at 2222 N. Alamo Street. Staff recommends Approval.

12. [16-5479](#) ZONING CASE # Z2016275 (Council District 2): A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 12.824 acres out of NCB 13806, located at 10640 IH 35 North. Staff recommends Approval.

13. [16-5460](#) ZONING CASE # Z2016276 (Council District 1): A request for a change in zoning from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "MF-25" Low-Density Multi-Family District on Lot 2, West 30 Feet of 3, East 70 Feet of 3, NCB 2979, located at 1619 and 1621 South Presa Street and 107 Jacobs Street. Staff recommends Approval.
14. [16-5570](#) ZONING CASE # Z2016278 (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16087)
15. [16-5558](#) ZONING CASE # Z2016279 (Council District 5): 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 uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales on 0.5022 acres out of NCB 3731, located 179 Sims Avenue. Staff recommends Approval.

16. [16-5559](#) ZONING CASE # Z2016280 (Council District 5): A request for a change in zoning from "I-2 H RIO-4 AHOD" Heavy Industrial Mission Historic River Improvement Overlay Airport Hazard Overlay District and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-40" Multi-Family District, Bar, Beer Garden, Micro- Brewery, and Hotel to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses not to exceed 150 units per acre, Bar with and without cover charge, Nightclub with and without cover charge, Parking Garage, Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment with and without cover charge, Indoor Theater, Townhomes, Coffee Roasting, Bowling Alley, Performing Arts Center, Digital Display Monitor, Skating Rink - ice or roller skating, School - Private University or College, Food Service Establishment with cover charge 3 or more days per week, Beer Garden, Massage Parlor, Reception Hall/Meeting Facilities, Studio - Sound and Recording, Storage - outside, Outdoor Market/Farmers Market, Convenience Store with Gas and Carwash, Microbrewery, Hotel, and Hotel taller than 35 feet on Lot 24 and 21.575 acres out of NCB A-17, located in the 400 Block of Lonestar Boulevard. Staff recommends Approval.
17. [16-5569](#) ZONING CASE # Z2016281 (Council District 9): 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 Conditional Use for an Assisted Living Facility for up to 12 residents on Lot 7, Block 8, NCB 13325, located at 1415 Grey Oak Drive. Staff recommends Denial.
18. [16-5595](#) Consideration of the October 18, 2016 Zoning Commission Minutes

Director's Report:

-Zoning Signs

-Commissioner Appointment

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.**

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