

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 6, 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

Oscar Rosalez - District 6

Reagan Greer – District 9

Ba’Ron Head - District 2

Suren Kamath - District 4

Grace Rose-Gonzales – District 7

Cecilia Garcia – District Mayor

12:30 p.m. - Work Session - Briefing on the "RIO-7" Zoning, and discussion of policies and administrative procedures and any items for consideration on the agenda for December 6, 2016.

Roll Call.

1. [16-5950](#) ZONING CASE # Z2016064 ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-40 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 9, Block 4, NCB 16602, located in the 15600-15700 Block of Chase Hill Boulevard. Staff recommends Approval.

2. [16-5992](#) ZONING CASE # Z2016277 ERZD (Council District 8): A request for a change in zoning from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16086)
3. [16-5968](#) ZONING CASE # Z2016283 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District and "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District to "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16084)

4. [16-5715](#) (Continued from 11/01/16) 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)
5. [16-5938](#) ZONING CASE # Z2017003 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.016 acres out of NCB 15862, located at 11203 Perrin Beitel Road. Staff recommends Denial. (Associated Plan Amendment 17001)
6. [16-5969](#) ZONING CASE # Z2017004 (Council District 4): A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 0.153 acres out of CB 4005, located at 11230 State Highway 16 South. Staff recommends Approval.
7. [16-5952](#) ZONING CASE # Z2017006 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the South 94.47 feet of Lot 29, Block 1, NCB 15600, located at 2411 Pinn Road. Staff recommends Approval.
8. [16-5970](#) ZONING CASE # Z2017007 (Council District 7): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited-Density Multi-Family Residential Airport Hazard Overlay District on 33.127 acres out of NCB 18559, located at 7615 Bandera Road. Staff Recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17003)

9. [16-5939](#) ZONING CASE # Z2017009 (Council District 3): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Welding Shop on the North 100 feet of Lot 4, Block 14, NCB 3232, located at 116 E. Malone Street. Staff recommends Denial. (Associated Plan Amendment 17004)
10. [16-5954](#) ZONING CASE # Z2017012 (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 9.234 acres out of NCB 34393, located in the 10700-10800 Block of Potranco Road. Staff recommends Approval.
11. [16-5987](#) Consideration of the November 15, 2016 Zoning Commission Minutes

Director's Report: "RIO-7" Rezoning Timeline

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.

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