

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, March 15, 2016

1:00 PM

1901 S. Alamo St.

ZONING COMMISSIONERS

William Shaw III - District 2, Chairman

Paula McGee - District 9, Vice-Chair

Francine Romero - District 8, Chair Pro-Tem

Siboney Diaz-Sanchez - District 1

Orlando Salazar - District 4

Christopher Martinez - District 6

Reinette King - District 10

Joy McGhee - District 3

Ricardo Briones - District 5

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 March 15, 2016.

1:00 p.m. Board Room - Call to Order

Roll Call.

1. [16-1917](#) (Continued from 02/16/16) ZONING CASE # Z2016003 CD (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff recommends Approval.

2. [16-1918](#) (Continued from 02/16/16) ZONING CASE # Z2016050 (Council District 4): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on the North 104.69 feet of Lot 2, Block 1, NCB 14567 located at 9450 New Laredo Highway. Staff recommends Approval.

3. [16-2114](#) (Continued from 03/01/16) ZONING CASE # Z2016077 (Council District 10): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-3" Residential Single-Family District not to exceed seven (7) Residential Single-Family Detached Units on 0.50 acres of land out of NCB 11876, located at 1823 East Lawndale Drive. Staff recommends Denial.

4. [16-1925](#) (Continued from 02/16/16) ZONING CASE # Z2016087 (Council District 2): 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 Single-Family Homes not to exceed 33 units per acre on Lots, 4, 5, and 6, Block 5, NCB 488 located at 1604 North Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16025)

5. [16-2120](#) (Continued from 03/01/16) ZONING CASE # Z2016094 (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 2.559 acres of land out of NCB 11766 located at 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive. Staff recommends Approval.

6. [16-2115](#) (Continued from 03/01/16) ZONING CASE # Z2016095 S (Council District 9): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with a Specific Use Authorization for a Wireless Communications Facility within 200-feet of a Residential Structure on Lot 152, Block 1, NCB 16699 located at 5247 Vance Jackson. Staff recommends Approval.

7. [16-1886](#) ZONING CASE # Z2016035 (Council District 1): A request for a change in zoning from "C-2 H HS AHOD" Commercial King William Historic Significant Airport Hazard Overlay District to "C-2 IDZ H HS AHOD" Commercial Infill Development Zone King William Historic Significant Airport Hazard Overlay District on 0.14 of an acre out of NCB 935 located at 1036 South Alamo Street. Staff recommends Approval.

8. [16-2123](#) ZONING CASE # Z2016097 (Council District 8): A request for a change in zoning from "MF-33" Multi-Family Residential District to "RM-4" Residential Mixed District on 27.031 acres of land out of NCB 14862 and 6.142 acres of land out of NCB 17204 and to "C-2" Commercial District on 2.6800 acres of land out of NCB 14862, generally located in the 6400 Block of Babcock Road and the 6300 Block of Melissa Ann Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16029)

9. [16-2058](#) ZONING CASE # Z2016098 CD (Council District 2): A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Hair Salon on 0.1886 acres of land out of NCB 6229 located at 143 Perry Court. Staff recommends Approval.

10. [16-1959](#) ZONING CASE # Z2016099 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4001 acres from Lot 8, Block 38, NCB 3697, located at 802 Brady Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16030)

11. [16-2069](#) ZONING CASE # Z2016100 S (Council District 10): 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 Convenience Store with Gasoline and Carwash on Lot P-3B, NCB 16592 located 15311 Lookout Road. Staff recommends Approval.

12. [16-1955](#) ZONING CASE # Z2016101 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 11.816 acres of land out of NCB 10879 and NCB 10921, generally located at the 3800 Block of Lyster Road at the intersection of Goliad Road. Staff recommends Approval.

13. [16-2078](#) ZONING CASE # Z2016102 (Council District 1): A request for a change in zoning from "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District to "PUD R-5" Planned Unit Development Single-Family Residential District with a decrease in the perimeter setback line on Lot 13 and P-102, NCB 11641 located at 5126 and 5130 Vance Jackson. Staff recommends Approval.

14. [16-1956](#) ZONING CASE # Z2016103 CD (Council District 3): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Health and Wellness Center to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 7, Block 32, NCB 9642, located at 527 Offer Street. Staff recommends Approval.

15. [16-1958](#) ZONING CASE # Z2016104 (Council District 2): A request for a change in zoning from "R-6 AHOD" Single-Family Residential Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-22, NCB 15894, located at 7004 Walzem Road. Staff recommends Approval.

16. [16-2059](#) ZONING CASE # Z2016105 (Council District 5): A request for a change in zoning "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 39 and 40, Block 3, NCB 8277 located at 134 Colby Street. Staff recommends Denial.

17. [16-2112](#) Consideration of the March 1, 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.

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