

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, April 5, 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 April 5, 2016.

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

Roll Call.

1. [16-2129](#) (Continued from 03/01/16) ZONING CASE # Z2016073 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 7, Block 41, NCB 3640 located at 2602 Leal Street. Staff recommends Approval.

2. [16-2124](#) (Continued from 03/01/16) ZONING CASE # Z2016091 (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District on 1.65 acres of land out of NCB 531, located at 901 North Pine, 914 and 918 North Olive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16027)

3. [16-2427](#) (Continued from 03/15/16) 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.

4. [16-2428](#) (Continued from 03/15/16) 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.

5. [16-2429](#) (Continued from 03/15/16) 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. [16-2430](#) (Continued from 03/15/16) ZONING CASE # Z2016095 S (Council District 9): A request for a change in zoning from "R-5" Residential Single-Family to "R-5 S" Residential Single-Family with Specific Use Authorization for a Wireless Communication Facility within 200-feet of a Residential Structure on Lot 152, Block 1, NCB 16699 located at 5247 Vance Jackson. Staff recommends Approval.

7. [16-2304](#) (Continued from 03/15/16) 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.

8. [16-2305](#) (Continued from 03/15/16) 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)

9. [16-2412](#) (Continued from 03/15/16) 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.

10. [16-2433](#) (Continued from 03/15/16) 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.

11. [16-2280](#) ZONING CASE # Z2016106 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.107 acres of land out of NCB 8289 located 723 North General McMullen Drive. Staff recommends Approval.
12. [16-2092](#) ZONING CASE # Z2016107 CD (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Four (4) Residential Units on Lot 19, Block 21, NCB 3289, located at 333 Hammond Avenue. Staff recommends Denial, with alternate recommendation.
13. [16-2372](#) ZONING CASE # Z2016108 (Council District 7): A request for a change in zoning from "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for Horse Stable/Equestrian Center to "MF-33" Multi-Family District on Lot P-16, NCB 15663 located at 11043 North Loop 1604 West. Staff recommends Approval.
14. [16-2329](#) ZONING CASE # Z2016109 CD (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Duplex on 0.113 acres of land out of NCB 1852 located at 939 West Craig Place. Staff recommends Approval.
15. [16-2291](#) ZONING CASE # Z2016110 (Council District 6): A request for a change in zoning from "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "MF-18" Limited Density Multi-Family District on Lot P-6, Lot P-10 and Lot P-11, NCB 17639 located at 9936 and 10148 Culebra Road. Staff recommends Approval.
16. [16-2315](#) Consideration of the March 15, 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 and must be requested 48 hours prior to the meeting.
For more information or to request an interpreter, call (210) 207- 5876.**

Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207-5876.

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).

Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).