

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, April 19, 2016**

**1:00 PM**

**1901 S. Alamo**

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### 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**

11:00 a.m. - Work Session - Briefing on Infill Development Zone and discussion of policies and administrative procedures and any items for consideration on the agenda for April 19, 2016.

Roll Call.

1. [16-2600](#) (POSTPONED) ZONING CASE # Z2016116 (Council District 1): A request for a change in zoning from "I-1 IDZ AHOD" General Industrial Infill Development Zone Overlay Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for a Bar on Lots 1 and 2, NCB 754 located at 1202 North Flores Street.
2. [16-2518](#) ZONING CASE # Z2016130 S ERZD (Council District 9): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic on Lot 3, Block 34, NCB 19219, located at 20642 Stone Oak Parkway. Staff recommends Approval.

3.     [16-2432](#)     (Continued from 03/15/16) 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)
  
4.     [16-2720](#)     (Continued from 04/05/16) 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.
  
5.     [16-2721](#)     (Continued from 04/05/16) 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.
  
6.     [16-2722](#)     (Continued from 04/05/2016) 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.

7.     [16-2597](#)     ZONING CASE # Z2016113 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 6, Block 6, NCB 17640 generally located in the 10200 Block of West Military Drive. Staff recommends Approval.
  
8.     [16-2572](#)     ZONING CASE # Z2016114 (Council District 8): A request for a change in zoning from "C-2" Commercial District, "C-2 S" Commercial District with Specific Use Authorization for a Carwash and "R-6" Residential Single-Family District to "C-2" Commercial District on 2.41 acres of land out of NCB 18009 located at 10920 Bandera Road. Staff recommends Approval.
  
9.     [16-2533](#)     ZONING CASE # Z2016115 (Council District 9): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 17, Block 1, NCB 13197, located at 123 West Rhapsody. Staff recommends Approval. (Associated Plan Amendment 16031)
  
10.    [16-2573](#)     ZONING CASE # Z2016117 (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 4 and 9, Block 2, NCB 17550 located at 2600 SW Military Drive. Staff recommends Approval.
  
11.    [16-2529](#)     ZONING CASE # Z2016118 (Council District 5): 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 Lots 24 and C, Block A, NCB 7787 and 0.099 acres out of NCB 7787, located at 156, 158, and 160 Koepke Avenue. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16032)

12.     [16-2532](#)     ZONING CASE # Z2016119 (Council District 3): A request for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on Lot 10 & 14, Block 2, NCB 10764, and the South 89.5 Feet of Lot 2, Block 2, NCB 10764, located at 2255, 2257, and 2261 South WW White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 16036)
13.     [16-2484](#)     ZONING CASE #Z2016120 (Council District 10): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 2, Block 2, NCB 17251 located at 14606 Jones Maltsberger Road. Staff recommends Approval.
14.     [16-2601](#)     ZONING CASE # Z2016122 (Council District 8): A request for a change in zoning from "RM-4" Residential Mixed District, "RM-4 CD" Residential-Mixed with Conditional Use for an Outdoor Art Gallery, and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery to "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback of five (5) feet on 5.86 acres of land out of NCB 14735 located at 11356 Vance Jackson. Staff recommends Approval.
15.     [16-2485](#)     ZONING CASE #Z2016124 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.25 acres of land out of NCB 15911 located 11357 N IH 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16033)
16.     [16-2486](#)     ZONING CASE #Z2016125 CD (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Plastic Manufacturing or Processing on Lot 27, NCB 10914 and 4.223 acres out of NCB 10914 located at 9594 US Highway 181. Staff recommends Approval.

17.     [16-2567](#)     ZONING CASE # Z2016126 (Council District 1): 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 Lot 56, NCB 8409 located at 3934 Fredericksburg Road. Staff recommends Approval.
  
18.     [16-2566](#)     ZONING CASE # Z2016127 (Council District 1): A request for a change in zoning from "NC AHOD" Neighborhood 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 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16034)
  
19.     [16-2530](#)     ZONING CASE # Z2016129 S (Council District 5): A request for a change in zoning from "I-1 AHOD" Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House/Reception Hall/Meeting Facility on 0.1381 acres out of NCB 2899, located at 1811 South Laredo Street. Staff recommends Approval.
  
20.     [16-2616](#)     Consideration of the April 5, 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.**

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