

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, May 17, 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 May 17, 2016.

Roll Call

1. [16-3074](#) ZONING CASE # Z2016121 S ERZD (Council District 8): A request for a change in zoning from "PUD C-2 MLOD AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "PUD C-2 S MLOD AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Helistop within 500 feet of a residential use or residentially zoned property on Lot 2, Block 2, NCB 17704, generally located at 4500 Block North of Loop 1604 West. Staff recommends Approval.

2. [16-2909](#) (Continued from 04/19/16) 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 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.

3. [16-2910](#) (Continued from 04/19/16) 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, pending Plan Amendment. (Associated Plan Amendment 16032)

4. [16-3158](#) (Continued from 05/03/16) 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)

5. [16-2913](#) 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 1.034 acres out of NCB 8409, located at 3934 Fredericksburg Road. Staff recommends Approval.

6. [16-3082](#) ZONING CASE # Z2016142 S (Council District 2): A request for a change in zoning from "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District to "I-2 S EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing on 4.0148 acres out of NCB A-42, located at 300 and 326 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16038)

7. [16-3083](#) ZONING CASE # Z2016144 S (Council District 1): A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District and "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Tire Repair and Auto Muffler Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Transitional Home on Lot A, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16042)

8. [16-3124](#) ZONING CASE # Z2016145 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic 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 Bar on Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563, located at 1302 S. Flores Street and 1811 S. Alamo Street. Staff recommends Approval.

9. [16-3012](#) ZONING CASE # Z2016146 (Council District 3): A request to assign zoning for property Outside City Limits to "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 202.85 acres out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16039)

10. [16-3050](#) ZONING CASE # Z2016147 S (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Office on 0.025 acres out of NCB 15053, located at 5714 NW Loop 410. Staff recommends Approval.

11. [16-3126](#) ZONING CASE # Z2016148 (Council District 4): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 8.431 acres out of CB 15602 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of CB 15602, located in the 6400 Block of W. Military Drive. Staff recommends Approval.

12. [16-3072](#) ZONING CASE # Z2016149 (Council District 5): 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 0.989 acres out of NCB 3736, located at 4407 IH 35 S Expressway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16040)

13. [16-3048](#) ZONING CASE # Z2016150 CD (Council District 8): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body Repair on Lots 5, 8-10 and the south 10 feet of Lots 6 & 7, Block 2, NCB 14686, located at 5627 Babcock Road. Staff recommends Approval.

14. [16-3079](#) ZONING CASE # Z2016151 CD (Council District 3): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “MF-33 MC-2 AHOD” Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Childcare for over 20 children, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, to “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Two-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Three-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Four-Family Dwelling, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Group Home, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Clubhouse/Lodge, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park, generally bounded by South Presa Street to the west, East Southcross Boulevard to the north, Interstate Highway 37 to the east, and Story Lane, Wahrmond Court and Texas State Hospital to the south. Staff recommends Approval.
15. [16-3246](#) Consideration and Action on Amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations and fees for Notice Requirements for rezoning cases.
16. [16-3120](#) Consideration of the May 3, 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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