

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, June 7, 2016

1:00 PM

1901 S. Alamo St.

ZONING COMMISSIONERS

William Shaw III - District 2, Chair

Francine Romero - District 8, Chair Pro-Tem

Siboney Diaz-Sanchez - District 1

Suren Kamath - District 4

Christopher Martinez - District 6

Reagan E. Greer - District 9

Joy McGhee - District 3

Ricardo Briones - District 5

Grace Rose Gonzales – District 7

Reinette King - District 10

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 June 7, 2016.

Roll Call.

Election of Officers

1. [16-3537](#) (POSTPONED) ZONING CASE # Z2016152 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District on 0.2266 acres out of NCB 7264, located at 2512 Blanco Road.

2. [16-3489](#) ZONING CASE # Z2016128 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System on 0.076 acres out of NCB 16331, located at 239 North Loop 1604 West. Staff recommends Approval.

3. [16-3157](#) (Continued from 05/03/16) ZONING CASE # Z2016132 (Council District 3): A request for a change in zoning from "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "C-2" Commercial District on Lot 8, NCB 12894 and Lot 35, NCB 12891, located at 4642 Rigsby Avenue and 2406 Tyne Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16035)

4. [16-3403](#) (Continued from 05/17/16) 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)

5. [16-3408](#) (Continued from 05/17/16) 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.

6. [16-3404](#) (Continued from 05/17/16) 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)

7. [16-3406](#) (Continued from 05/17/16) 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.

8. [16-3449](#) ZONING CASE # Z2016154 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on P-1E, P-13 & P-13B, NCB 14867 located at 12134 Bandera Road. Staff recommends Approval.

9. [16-3194](#) ZONING CASE #Z2016155 (Council District 3): A request for a change in zoning from "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, Block 29, NCB 10911, located in the 4000 Block of Goliad Road. Staff recommends Denial. (Associated Plan Amendment 16043)

10. [16-3330](#) ZONING CASE # Z2016156 (Council District 7): A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 27.53 acres of land out of NCB 18112, NCB 18108, NCB 18109, NCB 18105, NCB 18106, NCB 18102, NCB 18099, NCB 18100, and NCB 18103, located at the intersection of Crystal Run and Wurzbach Road. Staff recommends Approval.

11. [16-3238](#) ZONING CASE # Z2016157 (Council District 2): A request for a change in zoning from "MF-33 AHOD" Multi Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 15.201 acres of land out of NCB 10596, located in the 1400 Block of Springfield Road at Binz-Engleman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16044)

12. [16-3239](#) ZONING CASE # Z2016167 (Council District 2): A request for a change in zoning from "MF-18 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.415 acres of land out of A-4, Block 1, NCB 1346, located at 712 East Josephine Street. Staff recommends Approval.

13. [16-3356](#) ZONING CASE # Z2016168 (Council District 1): A request for a change in zoning from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.32 acres out of NCB 989, located at 118 Guadalupe Street. Staff recommends Approval.

14. [16-3241](#) ZONING CASE # Z2016169 (Council District 1): A request for a change in zoning from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for fifteen (15) single-family residential units on 0.88 acres of land out of NCB 2577, located at 202 Keller Street. Staff recommends Approval.

15. [16-3474](#) Consideration of the May 17, 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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