

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, June 21, 2016

1:00 PM

1901 S. Alamo St

ZONING COMMISSIONERS

William Shaw III - District 2, Chairman
Francine Romero - District 8, Vice-Chair
Ricardo Briones - District 5, Chair Pro-Tem

Siboney Diaz-Sanchez - District 1
Suren Kamath - District 4
Grace Rose Gonzales – District 7
Reinette King - District 10

Joy McGhee - District 3
Vacant - District 6
Reagan Greer – District 9
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 21, 2016.

Roll Call.

1. [16-3407](#) POSTPONED (Continued from 05/17/16) 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)

2. [16-3528](#) (POSTPONED) ZONING CASE # Z2016171 (Council District 5): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 30 and the North 50 Feet of Lot 9-C, Block 8, NCB 8084, located at 2207 El Jardin & 2131 El Jardin.
3. [16-3664](#) ZONING CASE # Z2016111 ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "O-1 MLOD-1 ERZD" Office Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 12, Block 18, NCB 14728, located at 12100 Pebble Lane #2. Staff recommends Approval.
4. [16-3697](#) (Postponed from 04/05/16) 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 Streets. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16027)
5. [16-3607](#) (Continued from 06/07/16) 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)
6. [16-3698](#) ZONING CASE # Z2016152 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.2266 acres out of NCB 7264, located at 2512 Blanco Road. Staff recommends Approval.

7. [16-3661](#) ZONING CASE # Z2016160 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11-G, Block 47, NCB 11077, located at 3551 Commercial Avenue. Staff recommends Denial.

8. [16-3612](#) ZONING CASE # Z2016161 (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 27 & 28, Block 59, NCB 7981, located at 1507 and 1511 West Southcross Boulevard. Staff recommends Approval.

9. [16-3665](#) ZONING CASE # Z2016162 (Council District 2): A request for a change in zoning from "R-6 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 four (4) Single Family Residential Units on 0.33 acres out of NCB 549, located at 814 Burnet Street. Staff recommends Approval.

10. [16-3662](#) ZONING CASE # Z2016163 (Council District 9): A request for a change in zoning from "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots 8, 9, 10, Block 2, NCB 17261, located at 849 Rhapsody Drive. Staff recommends Approval, Pending Plan Amendment. (Associated Plan Amendment 16045)

11. [16-3527](#) ZONING CASE # Z2016164 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District and "D HS AHOD" Downtown Historic Significant Airport Hazard Overlay District on Lots 1 thru 9 and the South 33.28 Feet of Lot 10, Block 78, NCB 249 and Lot 1, NCB 247, located at 231 and 301 North Medina Street. Staff recommends Approval.

12. [16-3535](#) ZONING CASE # Z2016165 (Council District 1): A request for a change in zoning from "C-3 H HS AHOD" General Commercial King William Historic Historic Significant Airport Hazard Overlay District to "C-3 H HS IDZ AHOD" General Commercial King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.1117 acres out of NCB 744 and "C-3 NR H HS IDZ AHOD" General Commercial Noise Restrictive King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.094 acres out of NCB 744, located at 1009 S. Alamo Street. Staff recommends Approval.

13. [16-3666](#) ZONING CASE # Z2016166 CD (Council District 7): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L CD AHOD" Light Industrial Airport Hazard Overlay District with a Conditional Use for Rock Crushing on Lots P-4 & P-66, NCB 18560, located in the 6800 Block of Low Bid Lane. Staff recommends Approval.

14. [16-3636](#) ZONING CASE # Z2016170 CD (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 36, Block B, NCB 11514, located at 1427 Bandera Road. Staff recommends Approval.

15. [16-3711](#) Consideration of the June 7, 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.

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