

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, July 19, 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, Pro Tem

Siboney Diaz-Sanchez - District 1
Suren Kamath - District 4
Grace Rose Gonzales – District 7
Reagan E. Greer - District 9,

Joy McGhee - District 3
Christopher Martinez - District 6
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 July 19, 2016

Roll Call.

1. [16-3552](#) Briefing and Consideration of proposed UDC Amendments to create a new River Improvement Overlay for San Pedro Creek (RIO-7).

2. [16-4050](#) (WITHDRAWN) ZONING CASE # Z2016182 (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with Specific Use Authorization for a Golf Course to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses up to 80 units per acre on 3.058 acres out of NCB 18918, located at 444 E. Basse Road.

3. [16-3993](#) (Continued from 07/05/16) ZONING CASE # Z2016175 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) Uses not to exceed 33 units per acre on Lot 14, Block 16, NCB 367, located at 303 West Cypress Street. Staff recommends Approval.

4. [16-4018](#) ZONING CASE # Z2016183 (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 2 and West 23 feet of Lot 3, Block 1, NCB 9201, located at 133 Westminster Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16051)

5. [16-4019](#) ZONING CASE # Z2016184 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on 4.15 acres out of NCB 13664, located at 7227 Lamb Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16052)

6. [16-4034](#) ZONING CASE # Z2016186 (Council District 1): A request for a change in zoning from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3 R AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.678 acres out of NCB 1002, located at 908 East Elmira Street and 1726 North St. Mary's Street. Staff recommends Approval.

7. [16-3996](#) ZONING CASE # Z2016188 (Council District 4): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 3 & 7, Block 1, NCB 15249, located at 6333 Old Pearsall Road. Staff recommends Denial with Alternate recommendation of "C-2 AHOD" Commercial Airport Hazard Overlay District

8. [16-4020](#) ZONING CASE # Z2016189 (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-2" Commercial District on 1.89 acres out of NCB 10762, located at 4438 Wildt Road. Staff recommends Denial. (Associated Plan Amendment 16053)

9. [16-4021](#) ZONING CASE # Z2016190 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lot 37, Block 2, NCB 1669, located at 2112 South Presa Street. Staff recommends Approval.

10. [16-3995](#) ZONING CASE # Z2016191 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, Block 13, NCB 16523, located at 6428 Marcum Drive. Staff recommends Approval.

11. [16-4026](#) ZONING CASE # Z2016192 (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 4, Block 2, NCB 7342, located at 614 Fair Avenue. Staff recommends Approval.

12. [16-3927](#) ZONING CASE # Z2016193 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Five (5) Single-Family Units on 0.17 acres out of NCB 395, located at 846 Erie Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16054)

13. [16-4036](#) ZONING CASE # Z2016194 (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.67 acres out of NCB 12867, located in the 4900 Block of IH 10 East. Staff recommends Approval.

14. [16-4037](#) ZONING CASE # Z2016195 S (Council District 1): A request for a change in zoning from "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "MF-33 S HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on Lot 11, Block A, NCB 715, located at 411 Barrera Street. Staff recommends Approval.

15. [16-4028](#) ZONING CASE # Z2016196 (Council District 8): A request for a change in zoning from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MPCD MLOD" Master Planned Community District Camp Bullis Military Lighting Overlay District on 114.2 acres out of NCB 14890, located in the 5600 Block of UTSA Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16056)

16. [16-4022](#) ZONING CASE #Z2016197 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on 5.00 acres out of NCB 15663, located at 10663 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16055)

17. [16-4027](#) ZONING CASE # Z2016198 CD (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.758 acres out of NCB 1549, located at 223 Yucca Street. Staff recommends Approval.

18. **16-4114** Consideration of the July 5, 2016 Zoning Commission Minutes

Director's Report: Scheduling Appointment of new Officers

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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