

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 20, 2016

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

Dr. Francine Romero - District 8, Chair

Reinette King - District 10, Vice-Chair

Ricardo Briones - District 5, Pro Tem

Siboney Diaz-Sanchez - District 1

Ba’Ron Head - District 2

Joy McGhee – District 3

Suren Kamath - District 4

Vacant - District 6

Grace Rose Gonzales – District 7

Reagan E Greer - District 9

Cecilia Garcia – District Mayor

12:45 p.m. - Work Session - Briefing on large area rezoning at the Airport Industrial Park within the San Antonio International Airport Vicinity Land Use Plan, presented by Catherine J. Hernandez, Planning Manager, (210) 207-5085, Catherine.Hernandez@sanantonio.gov and discussion of policies and administrative procedures and any items for consideration on the agenda for September 20, 2016.

1:00 p.m. Board Room - Call to Order

Roll Call

1. [16-4619](#) (Continued from 08/16/16) ZONING CASE # Z2016206 (Council District 2): A request for a change in zoning from "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "I-1" General Industrial District on 16.055 acres out of NCB 12886, located at 1054 SE Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16059)

2. [16-4620](#) ZONING CASE # Z2016223 S (Council District 7): A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Multi-Family Dwelling of 25 units per acre to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 35, Block 2, NCB 8416, located in the 2600 Block of Fredericksburg Road. Staff recommends Approval with Conditions.

3. [16-4879](#) ZONING CASE # Z2016217 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on E 50 feet of W 121 feet of Lot 1, and W 50 feet of E 180 feet of Lot 6, NCB A-15, located at 316 & 320 Clay Street. Staff recommends Approval.

4. [16-4876](#) ZONING CASE # Z2016224 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay on a 0.45 acre out of NCB 10938 and a 0.51 acre out of NCB 10938, located at 712 and 734 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16065).

5. [16-4869](#) ZONING CASE # Z2016225 CD (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Stone Curing, Monument Manufacturing on Lot 10, Block 1, NCB 6439, located at 317 Frio City Road. Staff recommends Approval.

6. [16-4870](#) ZONING CASE # Z2016226 S (Council District 2): 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 Manufactured Home on Lot 2E, NCB 10746, located at 231 Boulder Avenue. Staff recommends Approval.

7. [16-4877](#) ZONING CASE # Z2016227 CD (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard

Overlay District with Conditional Use Motor Vehicle Sales (Full Service) on 0.580 acres out of NCB 8736, located at 552 New Laredo Highway. Staff recommends Approval.

8. [16-4871](#) ZONING CASE # Z2016228 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on North 120 Feet of Lots 19 and 20, Block 44, NCB 9467, located at 1500 Escalon Avenue. Staff recommends Approval.
9. [16-4849](#) ZONING CASE # Z2016229 (Council District 2): 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 10.17 acres out of NCB 17996, located at 2919 FM 1516 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16066)
10. [16-4783](#) ZONING CASE # Z2016230 (Council District 1): A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "RM-4" Residential Mixed District, and Private Club with no cover charge or live entertainment three or more days per week on 0.289 acres out of NCB 70047, located at 102 West Josephine Street. Staff recommends Approval.
11. [16-4847](#) ZONING CASE # Z2016232 (Council District 7): A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16067)
12. [16-4789](#) ZONING CASE # Z2016233 CD (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Human Services Campus on 2.839 acres out of NCB 17102,

located at 4630 Hamilton Wolfe Road. Staff recommends Approval.

13. [16-4875](#) ZONING CASE # Z2016234 S (Council District 5): A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 14 thru 18, Block 57, NCB 7960, located on 817 Milvid Avenue. Staff recommends Approval.
14. [16-4853](#) ZONING CASE # Z2016235 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, Block 12, NCB 18102 and Lot 1, Block 13, NCB 18103, located at the intersection of Crystal Run and Wurzbach Road. Staff recommends Approval.
15. [16-4845](#) ZONING CASE # Z2016236 (Council District 7): A request for a change in zoning from "C-2" Commercial District to "R-6" Residential Single-Family District on 6.58 acres out of NCB 18313, loocated in the 7400 Block of Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16068)
16. [16-4873](#) ZONING CASE # Z2016237 S (Council District 6): A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with Specific Use Authorization for an Indoor Gun Range on Lot 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff recommends Denial. (Associated Plan Amendment 16069)
17. [16-4790](#) ZONING CASE # Z2016238 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on W 38.34 feet of Lot 2, Block 15A, NCB 576, located at 1506 E. Houston Street. Staff recommends Approval.
18. [16-4880](#) ZONING CASE # Z2016239 (Council District 1): A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone

Airport Hazard Overlay District with single-family detached uses not to exceed 17 units per acre on Lot 14, NCB 863, located at 425 E. Mistletoe Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16070)

19. [16-4872](#) ZONING CASE # Z2016240 (Council District 10): A request for a change in zoning from “RM-4 S AHOD” Residential Mixed Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Baseball Park to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with single-family detached uses, not to exceed 5 units per acre on 2.13 acres out of NCB 10440, located at 2659 Eisenhower Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16071)
20. [16-4890](#) Consideration of the Zoning Commission Minutes for September 6, 2016

Director's Report: Holiday Schedule

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 at the meeting. For more information call (210) 207-6044.

Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar (210) 207-6044

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).