

Z2011076

ZONING CASE NUMBER Z2011076 (Council District 3) – April 5, 2011

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2NA AHOD RIO-5” Commercial Non-Alcoholic Sales Airport Hazard Overlay River Improvement Overlay District-5, “C-2 AHOD RIO-6” Commercial Airport Hazard Overlay River Improvement Overlay District-6, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 H AHOD” General Commercial Mission Historic Airport Hazard Overlay District, “C-3 H AHOD RIO-5” General Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “C-3 H AHOD RIO-6” General Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-3NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, “C-3NA H AHOD” General Commercial Non-Alcoholic Sales Mission Historic Airport Hazard Overlay District, “C-3NA H AHOD RIO-6” General Commercial Non-Alcoholic Sales Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-3 R AHOD” Restrictive Commercial Airport Hazard Overlay District, “C-3 AHOD RIO-5” General Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-3 AHOD RIO-6” General Commercial Airport Hazard Overlay River Improvement Overlay District-6, “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-1 H AHOD” General Industrial Mission Historic Airport Hazard Overlay District, “I-1 H AHOD RIO-5” General Industrial Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “I-1 H AHOD RIO-6” General Industrial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “I-1 HS AHOD” Historic Significant General Industrial Airport Hazard Overlay District, “I-1 AHOD RIO-5” General Industrial Airport Hazard Overlay River Improvement Overlay District-5, “I-1 AHOD RIO-6” General Industrial Airport Hazard Overlay River Improvement Overlay District-6, “I-2 AHOD RIO-5” Heavy Industrial Airport Hazard Overlay River Improvement Overlay District-5, “I-2 H AHOD RIO-6” Heavy Industrial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “MF-25 AHOD” Low Density Multi-family Airport Hazard Overlay District, “MF-33 AHOD” Multi-family Airport Hazard Overlay District, “MF-33 AHOD RIO-5” Multi-family Airport Hazard Overlay River Improvement Overlay District-5, “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District, “R-4 AHOD” Residential Single Family Airport Hazard Overlay District, “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, and “RM-4 H AHOD” Residential Mixed Mission Historic Airport Hazard Overlay to “BP H AHOD RIO-6” Business Park Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “BP AHOD RIO-5” Business Park Airport Hazard Overlay River Improvement Overlay District-5, “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-1 H AHOD” Light Commercial Mission Historic Airport Hazard Overlay District, “C-1 H AHOD RIO-6” Light Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-1 AHOD RIO-5” Light Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-2 H AHOD” Commercial Mission

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Historic Airport Hazard Overlay District, “C-2 H AHOD RIO-6” Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-2 AHOD RIO-5” Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-2 AHOD RIO-6” Commercial Airport Hazard Overlay River Improvement Overlay District-6, “C-3 H AHOD RIO-5” General Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District, “IDZ HL AHOD” Historic Landmark Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District, “MF-18 AHOD” Limited Density Multi-family Airport Hazard Overlay District, “MF-25 AHOD RIO-6” Low Density Multi-family Airport Hazard Overlay River Improvement Overlay District-6, “MF-33 H AHOD RIO-5” Multi-family Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District, “R-4 AHOD” Residential Single-family Airport Hazard Overlay District, “R-4 RIO-5 AHOD” Residential Single-family Airport Hazard Overlay River Improvement Overlay District-5, “R-6 AHOD” Residential Single-family Airport Hazard Overlay District, “R-6 H AHOD RIO-6” Residential Single-family Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “RM-4 H AHOD” Residential Mixed Mission Historic Airport Hazard Overlay, and “RM-4 AHOD RIO-5” Residential Mixed Airport Hazard Overlay River Improvement Overlay District-5 on property generally located within 200 feet of the centerline of South Presa Street between IH-10 and Southeast Military and within 300 feet of the centerline of South Presa Street between Southeast Military and Loop 410 and remaining portions of said property located outside of said distance from South Presa Street. Staff recommends approval.

Rebecca Paskos, Senior Planner, presented item.

The following citizen(s) appeared to speak:

Virginia Van Cleave, representing San Antonio Conservation Society, stated they are in support, as this would help preserve the unique character in future development.

Richard Torres, stated he support this request as this would help maintain the residential character of the neighborhood however his concerned with multi family development. He stated an apartment complex was recently built in their neighborhood, which has cause the neighborhood to deteriorate. He stated an increase in vandalism, crime and traffic has occurred in the community. He encourages commercial and residential single-family homes development.

Arthur Tarasiewicz, stated he is concerned with how this would affect his existing Flea Market facility.

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Staff stated there were 322 notices mailed out to the affected property owners, 685 notices mailed to property owners within 200 feet and Roosevelt Park, Mission San Jose, East Pyron/Symphony Lane and Hot Wells Neighborhood Associations, Stinson Airport Vicinity stakeholders, National Park Service, San Antonio River Authority, San Antonio Independent School District, Office of Historic Preservation, and Aviation Department and South Central Alliance of Neighborhoods were notified. Staff mailed 16 notices to the South Central San Antonio Community Plan and 26 notices were mailed to South Presa Planning Team. Staff received 6 notices in opposition and 4 received in support.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Anguiano, Martinez, McNealy, Nava
NAYS: None

THE MOTION CARRIED