

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, March 3, 2015

1:00 PM

ZONING COMMISSIONERS

Orlando Salazar - District 4, Chairman
Vacant - District 7, Vice-Chairman
Mariana Ornelas - District 1, Chair Pro-Tem
Williams Shaw III - District 2
Ricardo Briones - District 5
Francine Romero - District 8
Milton R. McFarland - District 10
Maria Alvarado - District 3
Christopher Martinez - District 6
Paula McGee - District 9
Susan Heard - District Mayor

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for February 17, 2015.

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

Roll Call.

Consideration of February 17, 2015 Zoning Commission Minutes.

Election of Vice-Chair.

1. [15-1859](#) POSTPONED Zoning Case Number Z2015108 (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 a 22.041 acre parcel of land out of NCB 17983. 6200 to 7200 block of Interstate Highway 10 East.
2. [15-1860](#) POSTPONED ZONING CASE NUMBER Z2015075 (Council District 5): A request for a change in zoning from "C-2 MC-1 RIO-4

AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed seven dwelling units an acre on Lot 12, Block 3, NCB 3122. 126 Yellowstone Street.

3. [15-1675](#) ZONING CASE NUMBER Z2014208 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 13.773 acre tract of land out of Block 27, NCB 17600. 21938 and 21802 Encino Commons. Staff recommends Approval.
4. [15-1923](#) ZONING CASE NUMBER Z2015084 CD (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on a 0.869 acre tract of land out NCB 11166. A portion of the 9900 Block of Roosevelt Avenue. Staff recommends approval.
5. [15-1924](#) ZONING CASE NUMBER Z2015085 (Council District 9): A request for a change in zoning from "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Facility to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 26, NCB 11742. 11238 Baltic Drive. Staff recommends approval.
6. [15-1925](#) ZONING CASE NUMBER Z2015086 (Council District 1): 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 the South 50 feet of A-12, Block A, NCB 6009. 1025 and 1027 Shook Avenue. Staff recommends approval.
7. [15-1800](#) ZONING CASE # Z2015087 S (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lots 1, 2 and 3, Block 30, NCB

15195. 175, 179 and 183 Aldrich Drive. Staff recommends approval.

8. [15-1794](#) ZONING CASE # Z2015092 (Council District 8): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub with Cover Charge 3 or More Days Per Week to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.999 acres comprised of 0.989 acres out of Lot 16, Oak Hills Park, Unit 7 Subdivision and 3.010 acres out of Lot 11, Oak Hills Park, Unit 3 Subdivision. 7401 Wurzbach Road. Staff recommends approval.
9. [15-1751](#) ZONING CASE # Z2015095 (Council District 10): A request for a change in zoning "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "MF-33 AHOD Multi-Family Airport Hazard Overlay District on 13.007 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres on 15.531 acres out of NCB 14945 located on a portion of the 5300 Block of Thousand Oaks Boulevard. Staff recommends Approval. (Associated Plan Amendment Case # 15021)
10. [15-1583](#) ZONING CASE # Z2015096 S (Council District 8): A request for a change in zoning from "R-6 PUD MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-6 PUD S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Wireless Communication System on Lot 27, Block 22, NCB 34753A located at 30 Vineyard Drive. Staff recommends Approval.
11. [15-1764](#) ZONING CASE NUMBER Z2015097 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497. 403 West Rhapsody Drive. Staff recommends Approval.
12. [15-1802](#) ZONING CASE # Z2015098 HL (Council District 2): A request for a change in zoning from "R-4 NCD-6" Residential Single-Family

Mahncke Park Neighborhood Conservation District to "R-4 HL NCD-6" Residential Single-Family Historic Landmark Mahncke Park Neighborhood Conservation District on Lots 15 and west 20 feet of Lot 14, NCB 6137. 347 Parland Place. Staff recommends Approval.

13. [15-1752](#) ZONING CASE # Z2015099 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 23, NCB 13847 located at 106 West Turbo Drive. Staff recommends Approval.
14. [15-1861](#) ZONING CASE NUMBER Z2015101 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District 0.122 acres out of NCB 8641. 442 and 446 Inez. Staff recommends Approval.
15. [15-1862](#) ZONING CASE NUMBER Z2015102 (Council District 5): A request for a change in zoning from "L AHOD" Light Industrial Airport Hazard Overlay District" to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.089 acres out of Lots 24B (0.019 acres) and 25B (0.07 acres), Block 4, NCB 8730. 368 New Laredo Highway. Staff recommends Approval.
16. [15-1549](#) ZONING CASE NUMBER Z2015103 (Council District 1): A request for a change in zoning from "H RM-4 AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "H IDZ AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single-family uses not to exceed 23 units per acre on Lot 8, Block 14, NCB 717 located at 236 Barrera. Staff recommends Approval.
17. [15-1863](#) ZONING CASE NUMBER Z2015105 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot W 92.8 of 5 and 6, Block 2, NCB 8290. 667 North General McMullen. Staff recommends Approval.
18. [15-1753](#) ZONING CASE # Z2015106 (Council District 1): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard

Overlay District on Lots 13 and 14, Block 5, NCB 1019 located at 1504, 1516 and 1518 North Trinity Street. Staff recommends Approval.

19. [15-1803](#) ZONING CASE # Z2015107 CD (Council District 8): A request for a change in the zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility on Lot 82, Block 28, NCB 16840. 6563 Babcock Road. Staff recommends Approval.
20. [15-1754](#) ZONING CASE # 2015109 (Council District 2): 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-2" Commercial District and "RM-4" Residential Mixed District on South 76 feet of Lot 1, NCB 981, and the North 44 Feet of Lot 1, NCB 981 located at 535 East Grayson and 1409 Austin Street. Staff recommends Approval.
21. [15-1804](#) ZONING CASE # Z2015110 (Council District 2): A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2" Commercial District on Lot 75, NCB 10614. 414 South WW White Road. Staff recommends Approval.

Director's Report: Election of Officers.

Executive Session: Consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

Adjournment.

Accessibility Statement - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7268 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el esta-cionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).

