

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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Tuesday, September 1, 2015

1:00 PM

1901 S. Alamo St.

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### ZONING COMMISSIONERS

**William Shaw III - District 2, Chairman**  
**Susan Heard - District Mayor, Vice-Chairman**  
**Paula McGee - District 9, Chair Pro-Tem**

**Zachary Harris - District 1**

**Orlando Salazar - District 4**

**Christopher Martinez - District 6**

**Francine Romero - District 8**

**Vacant - District 3**

**Ricardo Briones - District 5**

**Vacant - District 7**

**Reinette King - District 10**

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for September 1, 2015 and briefing on the proposed zoning for the IH 10 West annexation area.

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

Roll Call.

1. [15-4667](#) Consideration of August 18, 2015 Zoning Commission Minutes
2. [15-4581](#) ZONING CASE # Z2015200 ERZD (Council District 10): A request to assign zoning for property from "OCL" Outside City Limits to "PUD R-6 AHOD ERZD" Planned Unit Development Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District on 36.123 acres of land out of CB 4915 and CB 4917 located at 5710 East Evans Road. Staff Recommends Approval.
3. [15-4211](#) (Continued from 07/21/15) ZONING CASE # Z2015240 CD (Council District 3): A request for a change in zoning from "C-2 H MC-1

AHOD" Commercial Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "C-2NA CD H MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair located on Lot 4 C, Block D, NCB 7674 located at 2937 Roosevelt Avenue. Staff recommends Approval.

4. [15-4416](#) (Continued from 8/04/15) ZONING CASE # Z2015223 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family District to "C-2 CD" Commercial District with a Conditional Use for Self-Service Storage Facility on approximately 2.76 acres out of NCB 11687 located at 4718 Vance Jackson. Staff recommends Approval.
5. [15-4724](#) (Continued from 08/18/15) ZONING CASE # Z2015199 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 3.5 acres out of Lot 14, Block 2, NCB 8248 located at 3915 Flagle Street. Staff recommends Denial, with an Alternate Recommendation.
6. [15-4725](#) (Continued from 08/18/15) ZONING CASE # Z2015247 CD S (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for a Professional Office and "R-6 S" Residential Single-Family with Specific Use Authorization for a Day Care Center on 3.211 acres of land out of NCB 18290, located at 10614 Old Prue Road. Staff recommends Approval.
7. [15-4726](#) (Continued from 08/18/15) ZONING CASE # Z2015254 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District to "R-5" Residential Single-Family District on 283.27 acres of land out of CB 4006 located at 16700 Block of South US Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15071)
8. [15-4739](#) ZONING CASE # Z2015243 (Council District 2): A request to change the zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport

Hazard Overlay District with Multi-Family Residential uses not to exceed eighteen (18) units per acre on Lots 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street. Staff recommends Approval.

9. [15-4702](#) ZONING CASE # Z2015246 (Council District 1): A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with Specific Use Authorization for a Carwash, "O-1 AHOD" Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District, Carwash, Party House/Reception Hall/Meeting Facility, Bar/Tavern, Non-Commercial Parking Lot and three (3) residential units on 1.7886 acres out of NCB 680 and NCB 753, "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with four (4) residential units and non-commercial parking lot on 0.1171 acres out of NCB 680, "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.0698 acres out of NCB 357 and "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District 0.082 acres out of NCB 758 on 2.0575 acres of land out of NCB 753, NCB 680, NCB 758, and NCB 357, generally located in the 600 block of West Cypress Street, 700 block of Jackson Street and 700 Block of West Poplar Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15065)
10. [15-4648](#) ZONING CASE # Z2015248 (Council Districts 3 and 4): A request for a change in zoning from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, and CB 4283, generally located in 15200 Block of Southeast Loop 410. Staff recommends Approval.
11. [15-4649](#) ZONING CASE # Z2015261 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "MF-33 H AHOD" Multi-Family Government Hill Historic Airport Hazard

Overlay District on 0.2032 acres out of NCB 1264, located at 630 East Carson Street. Staff recommends Denial, with an Alternate recommendation. (Associated Plan Amendment 15073)

12. [15-4705](#) ZONING CASE # Z2015264 S (Council District 4): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-2" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Construction Contractor Facility on 5.026 acres of land out of NCB 15910 located at 9823 Marbach Road. Staff recommends Approval.
13. [15-4556](#) ZONING CASE # Z2015265 CD (Council District 7): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office/Warehouse (Flex Space) on 1.00 acre of land out of NCB 17971 located at 7719 Eckhert Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15075)
14. [15-4580](#) ZONING CASE # Z2015266 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Wrecker Service to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8,9,10,11, and 12, Block 1, NCB 15732 located at 132, 136, 140, and 144 Remount Drive. Staff recommends Approval.
15. [15-4706](#) ZONING CASE # Z2015267 CD (Council District 6): 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 Self Service Storage Facility on Lot 47 and 48, Block 1, NCB 18969 located at the 5200 Block of Heath Road. Staff recommends Approval.
16. [15-4579](#) ZONING CASE # Z2015268 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot P-83B, Block 53, NCB 15591 located at 7060 West Military Drive. Staff

recommends Approval.

17. [15-4737](#) ZONING CASE # Z2015269 CD (Council District 7): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.410 acres of land out of NBC 11492 located at 2506 Bandera Road. Staff recommends Approval.
  
18. [15-4650](#) ZONING CASE # Z2015270 CD (Council District 2): A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahcnke Park Neighborhood Conservation District Airport Hazard Overlay District to "MF-33 CD NCD-6 AHOD" Multi-Family Mahcnke Park Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Museum on 0.1485 acres out of NCB 3867 and "MF-33 CD NCD-6 AHOD" Multi-Family Mahcnke Park Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Non-Commercial parking Lot on 0.4501 acres out of NCB 3867, located at 1106, 1110, and 1112 East Mulberry Avenue. Staff recommends Approval.
  
19. [15-4541](#) ZONING CONSIDERATION #15-4541 (City-Wide): Consideration and recommendation of a City Council Resolution waiving Section 35-421 (d) (1) of the San Antonio City Code to allow zoning commission consideration of zoning requests prior to planning commission recommendation of an associated plan amendment; and directing staff to initiate an amendment to the City Code in furtherance of the waiver as part of the 2015 UDC Amendment process.

Director's Report: 2015 Annexation Schedule and Update on Commission Appointments.

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.

**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 estacionamiento. 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).**