

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, March 17, 2015**

**1:00 PM**

**1901 S. Alamo**

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### ZONING COMMISSIONERS

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

12:30 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for March 17, 2015 and Code Update Considerations.

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

Roll Call.

Consideration of March 3, 2015 Zoning Commission Minutes.

1. [15-1954](#) ZONING CASE # Z2015104 CD S ERZD (Council District 8): A request for a change in zoning from "C-3NA MLOD AHOD ERZD" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Alcohol Micro-Distillery on Lots 1, Block 101, NCB 18611. 16104 University Oak. Staff recommends Approval.
2. [15-1468](#) ZONING CASE # Z2014233 S (Council District 1): A request for a change in zoning from "HS H C-3R AHOD" Historic Significant

General Commercial Restrictive Alcoholic Sales Lavaca Historic District Airport Hazard Overlay District to "HS H C-2 S IDZ AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic District Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern without cover charge 3 or more days per week on 0.062 of an acre out of NCB 903. 318 Martinez Street. Staff recommends Approval.

3. [15-1953](#) ZONING CASE # Z2015069 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on a 2.837 acre tract of land out of NCB 15688. 4512 and 4516 Stahl Road. Staff recommends Denial.
4. [15-1948](#) ZONING CASE # Z2015107 CD (Council District 8): A request for a change in 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.
5. [15-1955](#) ZONING CASE # 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.
6. [15-1860](#) ZONING CASE # 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 fifteen dwelling units an acre on Lot 12, Block 3, NCB 3122. 126 Yellow Stone. Staff recommends Approval.
7. [15-1992](#) ZONING CASE # Z2015100 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1, Block 3, and NCB 17242. A portion

of the 7300 Block of Potranco. Staff recommends Approval.

8. [15-1947](#) ZONING CASE # Z2015111 HL (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on West 55 feet of east 60 feet of Lots 15 and 16, Block D, NCB 2557. 227 Daniel Street. Staff recommends Approval.
9. [15-2071](#) ZONING CASE # Z2015115 S (Council District 2): A request for a change in zoning from "L" Light Industrial District to "L S" Light Industrial District with Specific Use Authorization for Manufactured Home Oversized Vehicle Sales, Service, or Storage on Lot 2, Block 1, NCB 17295.1620 South East Loop 410. Staff recommends Approval.
10. [15-1993](#) ZONING CASE # Z2015116 (Council District 6): A request for a change in zoning from "C-3R" General Commercial Restrictive Alcoholic Sales District to "C-1" Light Commercial District on north 130 feet of Lot 1, Block 1, NCB 18861. 9775 Culebra Road. Staff recommends Approval.
11. [15-2072](#) ZONING CASE # Z2015117 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 4, Block 2, NCB 13858. 9714 Heidelberg Street. Staff recommends Approval.
12. [15-1936](#) ZONING CASE # Z2015118 S (Council District 8): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for Medical - Laboratory, Dental or Medical on Portion of Lots 30, 31 and 34 of NCB 12830. 8042 Wurzbach Road. Staff recommends Approval.
13. [15-2073](#) ZONING CASE # Z2015120 (Council District 1): A request for a change in zoning from "I-1 NCD-5 AHOD" General Industrial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3 NCD-5 AHOD" General Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 11, Block 2, NCB 1968. 925 and 935 Fredericksburg Road. Staff recommends Approval.

Director's Report: Financial Disclosure Reports

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 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).