

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, February 17, 2015

1:00 PM

ZONING COMMISSIONERS

Orlando Salazar - District 4, Chairman
Santos H. Villarreal - District 7, 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 **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.

Pledge of Allegiance.

Consideration of February 3, 2015 Zoning Commission Minutes.

1. [15-1475](#) ZONING CASE NUMBER Z2014239: A request for a change in zoning from "O-2 AHOD MLOD-1" High-Rise Office Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on Lot 33 and the south 118.1 feet of Tract 2, NCB 17860. 14235 Blanco Road. Staff recommends approval. (Council District 9)

2. [15-1361](#) ZONING CASE NUMBER Z2015062: A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 11 & 12, Block 119, NCB 8849 located at 1603 & 1607 West Hermosa. Staff recommends approval. (Council District 1)

3. [15-1468](#) ZONING CASE NUMBER Z2014233 S: 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. (Council District 1).

4. [15-1480](#) ZONING CASE NUMBER Z2015057: A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 7.13 acres out of NCB 17738. 6900 - 7000 Block of Woodlake Parkway. Staff recommends approval. (Council District 2)

5. [15-1481](#) ZONING CASE NUMBER Z2015082: A request for a change in zoning from "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 8, Block 9, NCB 651.1332 East Cesar Chavez. Staff recommends approval pending Plan Amendment. (Associated Plan Amendment Case # 15016). (Council District 2)

6. [15-1482](#) ZONING CASE NUMBER Z2015083 CD: A request for a change in zoning from "C-3" General Commercial to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage to include Truck Repair on Lots 2, 3, 4, Block 8, NCB 16567. 8817, 8823, 8831 East Interstate Highway 10. (Council District 2)

7. [15-1437](#) ZONING CASE NUMBER Z2015084 CD: 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. (Council District 3)
8. [15-1440](#) ZONING CASE NUMBER Z2015085: 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. (Council District 9)
9. [15-1438](#) ZONING CASE NUMBER Z2015086: 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. (Council District 1)
10. [15-1483](#) ZONING CASE NUMBER Z2015088 S: A request for a change in zoning from "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Child Care-Licensed Child Care on Lot 10, Block 20, NCB 12280. 4635 Trailwood Street. Staff recommends approval. (Council District 7)
11. [15-1439](#) ZONING CASE NUMBER Z2015089: A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-5" Residential Mixed District and "NC" Neighborhood Commercial District on Lot A, Block 1, NCB 216. 933 North Flores. Staff recommends approval. (Council District 1)
12. [15-1484](#) ZONING CASE NUMBER Z2015090: A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on 0.64 and 0.96 acres out of Lot 39, Block 7,

NCB 8733. A portion of the 2100 Block of West Southcross Boulevard and a portion of the 100 Block of Fay Avenue. Staff recommends approval. (Council District 5)

13. [15-1486](#) ZONING CASE NUMBER Z2015091: A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 2.977 acres out of NCB 11440. 4802 Bluff Street. Staff recommends approval. (Council District 7)

Director's Report: Upcoming Large Area Rezoning, Annexation Areas, and Recommendation from the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods regarding zoning notification.

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).