

# City of San Antonio



## **AGENDA** **Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, May 19, 2015**

**1:00 PM**

**1901 S. Alamo**

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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**

**Mariana Ornelas - District 1**  
**Orlando Salazar - District 4**  
**Christopher Martinez - District 6**  
**Francine Romero - District 8**

**Maria Alvarado - District 3**  
**Ricardo Briones - District 5**  
**Vacant- District 7**  
**Milton R. McFarland - District 10**

12:45 p.m. - Work Session

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

Roll Call.

1.     [15-2996](#)     A hearing on an ordinance to amend the Unified Development Code, specifically the "GC-1" Hill Country Gateway Corridor Site Development Standards, to make minor modifications to the corridor for clarity and to create a major highway node to modify certain requirements in the vicinity of the intersection of IH-10 and Loop 1604.
  
2.     [15-3131](#)     Consideration of the May 5, 2015 Zoning Commission Minutes
  
3.     [15-2963](#)     ZONING CASE # Z2015121 S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 S MLOD ERZD" General Commercial Camp Bullis

Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laboratory-Research and Development Testing on Lot 11, Block 5, NCB 15671 located at 1922 Dry Creek Way. Staff recommends Approval.

4. [15-2777](#) POSTPONED ZONING CASE # Z2015153 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Small Variety Store on Lot 38, Block 2, NCB 10022. Located at 275 Cliffwood Drive. Staff recommends Approval.
5. [15-3172](#) WITHDRAWN ZONING CASE # Z2014239 (Council District 9): A request for a change in zoning from "O-2 AHOD MLOD-1" High-Rise Office Airport Hazard Overlay Camp Bullis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. Located at 14235 Blanco Road. Staff recommends Approval.
6. [15-2961](#) ZONING CASE # Z2015031 (Council District 9): A request for a change in zoning from "R-5 MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Airport Hazard Overlay District to "C-2 MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay District on 1.009 acres out of NCB13832 located at 570 Heimer Road. Staff recommends Denial.
7. [15-3082](#) 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-3R" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497 located at 403 West Rhapsody Drive. Staff recommends Approval.
8. [15-3083](#) ZONING CASE # Z2015132 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "RM-6" Residential-Mixed District on the South 176.1 Feet of Lot 56, NCB 10615 located at 4518 Kay Ann Drive. Staff recommends Approval.
9. [15-3086](#) ZONING CASE # Z2015172 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family

Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 0.8287 acres being Lot 77, Block 58, NCB 11106 located at 303 West Baetz Boulevard. Staff recommends Approval.

10.     [15-2497](#)     ZONING CASE # Z2015141 CD (Council District 7): A request for a change in zoning from "C-1 NCD-3 AHOD" Light Commercial Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use Authorization for Motor Vehicle Sales (Full Service) on Lot 304 Save and Except the NW IRR 35.32 Feet of 304 and Lot 305, Block E, NCB 11553. Located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff recommends Denial.
  
11.     [15-3169](#)     ZONING CASE # Z2015163 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 31.40 acres being Lots P-1B, Block 32, P-5, Block 34, and P-8, Block 35 out of NCB 15849, generally located in the 10500 Block of Ingram Road. Staff recommends Approval.
  
12.     [15-2891](#)     ZONING CASE # Z2015166 (Council District 8): A request for a change in zoning from "MF-50 MLOD" Multi-Family Military Lighting Overlay District to "C-2 MLOD" Commercial Military Lighting Overlay District on approximately 3.153 acres of land being P-19 ABS out of NCB 15825, generally located in the 14100 Block of Vance Jackson at UTSA Boulevard. Staff recommends Approval.
  
13.     [15-3060](#)     ZONING CASE # Z2015174 S (Council District 6): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 4 and 5, Block 1, NCB 18859, generally located in the 9600 Block of Culebra Road. Staff recommends Approval.

14.     [15-3168](#)     ZONING CASE # Z2015178 (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot A-13 and A-14, Block 11, NCB 540 located at 810 North Olive Street. Staff recommends Approval.
  
15.     [15-3125](#)     ZONING CASE # Z2015179 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 15.65 acres out of NCB 17726. Located on a portion of the 17400 Block of Judson Road. Staff recommends Approval.
  
16.     [15-3061](#)     ZONING CASE # Z2015182 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 44, NCB 13847 located at 214 West Turbo Drive. Staff recommends Approval.
  
17.     [15-3126](#)     ZONING CASE # Z2015183 CD (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Four-Family Dwelling on Lot 1 save and except North 15 Feet, Block 34, NCB 3589. Located at 403 School Street. Staff recommends Denial.
  
18.     [15-3062](#)     ZONING CASE # Z2015184 S (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 1, Block 4, NCB 17653 generally located in the 12600 Block of Jones Maltsberger Road and Budding Boulevard. Staff recommends Approval.
  
19.     [15-2970](#)     ZONING CASE # Z2015185 S (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot P-50 and P-50A, Block 3, NCB 11166. Located at 12100 US

Highway 281 South. Staff recommends Approval.

20.     [15-3127](#)     ZONING CASE # Z2015186 CD (Council District 7): A request for a change in zoning from "R-4" Residential Single-Family District to "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to Sixteen (16) Residents on 2.19 acres out of NCB 18553, located on a portion of the 8800 Block of Guilbeau Road. Staff recommends Approval.
21.     [15-2972](#)     ZONING CASE # Z2015189 (Council District 2): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "R-4" Residential Single-Family District on Lot 12, Block 11, NCB 1836 located at 125 West Mistletoe Avenue. Staff recommends Approval.
22.     [15-2973](#)     ZONING CASE # Z2015190 (Council District 2): A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and a Mobile Food Court on Portion of Lot 11, Lot 12, and Lot 13, Block 24, NCB 534. Located at 201 Burnet Street. Staff recommends Approval.
23.     [15-3166](#)     ZONING CASE # Z2015064 (Council District 3): A request for a change in zoning to Historic Overlay and Historic Landmark for properties bound by approximately 649 acres known as the four (4) Mission Protected Overlay zoning districts created and described by and in Ordinance 2014-10-02-0742, generally located on the following streets within the vicinity of (1) Mission Conception: Oakcrest Avenue, Parkview Boulevard, E Theo Boulevard, Mission Road, Felisa Street, Kalteyer, Isabel Street, Benita Street, Palo Blanco, Weaver Road, and East Mitchell Street, being within generally located with NCB 20 and NCB 20A, NCB 3975, NCB 3976, NCB 3977, NCB 3978, NCB 3979, NCB 3980, NCB 6513, NCB 6514, NCB 6515, NCB 6516 and NCB 6519; and generally located on the following streets within the vicinity of (2) Mission Espada: Espada Road, Camino Coahuilteca, Desgue, Villamain, and Southeast Loop 410 Access Road, being generally located within NCB 11040, NCB 11041,

NCB 11173 and NCB 10933; and generally located on the following streets within the vicinity of (3) Mission San Jose: San Jose Drive, Ferm Road, Floss Road, Sexauer Drive, Pyron Avenue, Napier, Woodhull, Roosevelt Avenue, Huisar Street, Crane Avenue, Adelphia, Dickson Avenue, Bonner Avenue, East Ravenhill Drive, Congress, Clutter Avenue, East Pyron Avenue, Pacheco Drive, East White Avenue, Dagley Drive and Kelly Drive being generally located within NCB 7669, NCB 7670, NCB 7671, NCB 7658, NCB 7659, NCB 7675, NCB 7676, NCB 7668, NCB 7660, NCB 8618, NCB 8618, NCB 7661, NCB 11911, NCB 11912, NCB 11913, NCB 11914, NCB 11915, NCB 11916, and NCB 11917; and generally located on the following streets within the vicinity of (4) Mission San Juan Capistrano: Graf Road, Mission Parkway, Unnamed Street at South Presa Street, South Presa Street, Old Corpus Christi Road, and Villamain being generally located within NCB 10920, NCB 10922, NCB 10923, NCB 10924, and NCB 10933. Staff recommends Approval.

#### Director's Report

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).**