

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, June 2, 2015

1:00 PM

1901 S. Alamo

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	Maria Alvarado - District 3
Orlando Salazar - District 4	Ricardo Briones - District 5
Christopher Martinez - District 6	Vacant- District 7
Francine Romero - District 8	Milton R. McFarland - District 10

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for June 2, 2015.

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

Roll Call.

1. [15-3577](#) Consideration of May 19, 2015 Zoning Commission Minutes
2. [15-3441](#) ZONING CASE # Z2015181 ERZD (Council District 10): A request for a change in zoning from "QD-S AHOD ERZD" Quarry Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization use permit for Blasting and Asphaltic Concrete to "R-6 PUD AHOD ERZD" Residential Single-Family Planned Unit Development Airport Hazard Overlay Edwards Recharge Zone District approximately 8.289 acres of land out of Lot P-5, NCB 34917 and Lot P-1, NCB 34958 generally located in the 5600 Block of East Evans Road. Staff recommends Approval.

3. [15-3261](#) ZONING CASE # Z2015119 CD S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and a Specific Use Authorization for an Indoor Shooting Range on 2.230 acre tract of land out of Lot 2, Block 1, NCB 17700 located on a Portion of the 4400 Block of North Loop 1604 West. Staff recommends Approval.

4. [15-2775](#) WITHDRAWN (Continued from 4/21/15) ZONING CASE # Z2015145 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard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 Multi-Family Residences not to exceed 38 dwelling units an acre on Lots 19 and 20, Block 9, NCB 3128. 2419 South Presa. Staff recommends Approval.

5. [15-3458](#) (Continued from 5/19/15) 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.

6. [15-3459](#) (Continued from 5/19/15) 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 on Lot 304 Save and Except the NW IRR 35.32 Feet of 304, Block E, NCB 11553 located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff recommends Denial.

7. [15-3341](#) ZONING CASE # Z2015187 (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on the North 75 feet of Lot 30, Block 7, NCB 11371 located at 2534 Southwest 35th Street. Staff recommends Approval.

8. [15-3202](#) ZONING CASE # Z2015191 (Council District 2): A request for a change in zoning from "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Oversize Vehicle Storage on Lots 1, 2, & 3, Block 5, NCB 12875, located at 9310 NE Loop 410. Staff recommends Denial.

9. [15-3420](#) ZONING CASE # Z2015193 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Airport Hazard Overlay District on 0.88 acres on Lot 1, 2, 3, 4, 5 and East 12 feet of Lot 6, Block 4, NCB 2577 located at 202 Keller Street. Staff recommends Approval.

10. [15-3262](#) ZONING CASE # Z2015194 (Council District 2): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.415 of an acre tract out of NCB A-46 located at 712 East Josephine Street and 611 East Grayson Street. Staff recommends Approval.

11. [15-3178](#) ZONING CASE # Z2015196 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on approximately 34.766 acres of land out of NCB 10879 located at 8200 Block of City-Base Landing. Staff recommends Approval.

12. [15-3278](#) ZONING CASE # 2015195 S (Council District 8): A request for a change in zoning from "C-3 CD AHOD MSAO-1 MLOD" General Commercial Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District with a Conditional Use for Wood Millworks and Outside Storage of Construction Equipment and Landscaping Materials to "C-3 S AHOD MSAO-1 MLOD" General Commercial Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Cabinet or Carpenter Shop on 5.460 acres of NCB 35936 located at 6305 Camp Bullis Road. Staff recommends Approval.

13. [15-3339](#) ZONING CASE # Z2015197 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3 and 4, Block 19, NCB 16529 located at 2410 and 2414 Suzette Avenue. Staff recommends Approval.
14. [15-3421](#) ZONING CASE # Z2015198 CD (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 14 and 15, Block 2, NCB 15587 located at 2302 and 2310 Westward Drive. Staff recommends Denial.
15. [15-3263](#) ZONING CASE # Z2015201 (Council District 2): A request for a zoning change from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Fourteen (14) Attached Single-Family Dwelling Units on 0.421 of an acre tract out of NCB A-46 located at 825 East Grayson. 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).

