

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, June 16, 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

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 June 16, 2015.

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

Roll Call.

1. [15-3655](#) Consideration of June 2, 2015 Zoning Commission Minutes

2. [15-3662](#) ZONING CASE # Z2015202 ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MF-18 MLOD AHOD ERZD" Multi-Family Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on a 0.148 acre portion of Lot 14, Block 4, NCB 17851, located at 14811 Huebner Road . Staff recommends Approval.

3. [15-3642](#) (Continued from 06/02/15) ZONING CASE # Z2015191 CD (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.

4. [15-3618](#) (Continued from 06/02/15) 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.
5. [15-3643](#) (Continued from 06/02/15) 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.
6. [15-3354](#) ZONING CASE # Z2015189 CD (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 H CD AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 12, Block 11, NCB 1836 located at 125 West Mistletoe Avenue. Staff recommends Approval.
7. [15-3607](#) ZONING CASE # Z2015192 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 Professional Office on Lot 13 and 14, Block 15, NCB 7258 located at 314 Lovera Boulevard. Staff recommends Approval.
8. [15-3331](#) 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 alternative recommendation.

9. [15-3605](#) ZONING CASE # Z2015203 (Council District 8): A request for a change in zoning from "R-6 MLOD AHOD" Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District to "I-1 MLOD AHOD" General Industrial Military Lighting Overlay Airport Hazard Overlay District on approximately 1.893 acres of land out of Lot P-7, NCB 14851, generally located in the 5000 Block of Bacon at Lou Mell. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15052)

10. [15-3583](#) ZONING CASE # Z2015205 (Council District 2): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 24, 25, and 26, NCB 6057 located at 515 and 517 Moten Alley. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15051)

11. [15-3617](#) ZONING CASE # Z2015206 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 3, 4, 5, and A-35, Block 3, NCB 13806 located at 5543 Sherri Ann Road. Staff recommends Denial.

12. [15-3612](#) ZONING CASE # Z2015207 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in a "C-2" Commercial District, an "MF-18" Limited Density Multi-Family District and a Party House, Reception Hall, and/or Meeting Facility on Lot 7, 9, 10, 21, 22, and 23, Block 4, NCB 2568 located at 411 East Cevallos Street. Staff recommends Approval.

13. [15-3584](#) ZONING CASE # Z2015208 (Council District 8): A request for a change in zoning from "R-6 MSAO-1 MLOD" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District to "C-2 MSAO-1 MLOD" Commercial Military Sound Attenuation Military Lighting Overlay District and "MF-18 MSAO-1 MLOD" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District on 3.701 acres out of NCB 34719

located at the 19300 Block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15050)

14. [15-3620](#) ZONING CASE # Z2015209 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay Zone District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay Zone District on approximately 7.622 acres out of NCB 10129 located at 1515 Goliad Road. Staff recommends Approval.

15. [15-3608](#) ZONING CASE # Z2015210 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 24 and 25, NCB 13847 located at 102 East Turbo Drive and 102 West Turbo Drive. Staff recommends Approval.

16. [15-3614](#) ZONING CASE # Z2015212 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on Lot 2, Block 5, NCB 2561 located at 142-152 Camp Street. Staff recommends Approval.

17. [15-3615](#) ZONING CASE # Z2015213 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "O-1 AHOD" Office Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 11, 12, west 12 1/2 feet of Lot 13 and Lot 52, NCB 12048 located at 923 and 927 Clydeville Road. Staff recommends Approval.

18. [15-3663](#) ZONING CASE # Z2015214 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lots 1, 2, and 3, Block 16, NCB 8174, located at 4241 San Luis Street. Staff recommends Approval.

19. [15-3616](#) ZONING CASE # Z2015215 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 IDZ AHOD" Single-Family

Residential Infill Development Zone Airport Hazard Overlay District on a 0.086 of an acre out of Lot 7 and 8, Block 3, NCB 2576 located at 214 Stark Street. 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).