

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, July 7, 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 July 7, 2015.

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

Roll Call.

1. [15-3981](#) Consideration of June 16, 2015 Zoning Commission Minutes
2. [15-3845](#) ZONING CASE # Z2015170 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD ERZD" General Commercial Edwards Recharge Zone Military Lighting Overlay District to "MF-33 MLOD ERZD" Multi-Family Edwards Recharge Zone Military Lighting Overlay District on Lot 16, Block 1, NCB 17428, located at 18610 Tuscany Stone. Staff recommends Approval.
3. [15-3846](#) ZONING CASE # Z2015188 ERZD (Council District 10): A request for a change in zoning from "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with Conditional Use and a Specific

Use Authorization for Warehousing and Printing Operations Distribution and Assembly Facility to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Parking Garage on a 1.009 acre parcel of land out of NCB 34920, located at 19500 Bulverde Road. Staff recommends Approval.

4. [15-3837](#) (Continued from 06/16/15) 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.
5. [15-3839](#) (Continued from 06/16/15) 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, with Alternate Recommendation.
6. [15-3836](#) (Continued from 06/16/15) 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 8.701 acres out of NCB 34719 located at the 19300 Block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15050)
7. [15-3980](#) ZONING CASE # Z2015114 (Council District 8): A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District, "C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay

District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District on approximately 14.152 acres out of NCB 35733 located at the 7000-7100 Block of Oak Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # 15026)

8. [15-3879](#) ZONING CASE # Z2015204 (Council District 8): A request for a change in zoning from "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Gateway Corridor Military Lighting Overlay District to "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Gateway Corridor Military Lighting Overlay District approximately 0.658 acres out of NCB 16390, generally located in the 7900 Block of Calle Rialto. Staff recommends Approval.
9. [15-3881](#) ZONING CASE# Z2015217 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Denial.
10. [15-3611](#) ZONING CASE # Z2015218 (Council District 8): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on approximately 1.981 acres of land out of NCB 11624 located at 7547 Mockingbird Lane. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15057)
11. [15-3858](#) ZONING CASE # Z2015220 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on approximately 0.1905 acres of land out of NCB 7537 generally located in the 2500 block of Schubert Lane. Staff recommends Approval.

12. [15-3794](#) ZONING CASE # Z2015221 (Council District 3): A request for a change in zoning from "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic Airport Hazard Overlay District to "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District on 0.8571 acres out of NCB 11911 located at 3343 Roosevelt Avenue. Staff recommends Approval.

13. [15-3894](#) ZONING CASE # Z2015222 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 0.485 acres out of NCB 8312 located at located at 113 Coyol Street, 403 and 407 NW 36th Street. Staff recommends Denial, with an Alternate Recommendation.

14. [15-3899](#) ZONING CASE # Z2015223 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family District to "C-2 CD" Commercial District with a Conditional Use for Self-Service Storage Facility on approximately 2.76 acres out of NCB 11687 located at 4718 Vance Jackson. Staff recommends Approval.

15. [15-3948](#) ZONING CASE # Z2015224 CD (Council District 2): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Parking and/Or Storage-Long Term on 0.215 acre tract out of NCB 674 located at 1222 South Hackberry Street. Staff recommends Approval.

16. [15-3951](#) ZONING CASE # Z2015226 S (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 4.291 acres out of NCB 12328 located at 7438 South Zarzamora Street; and 7723 and 7739 South Interstate 35. Staff recommends Approval.

17. [15-3963](#) ZONING CASE # Z2015228 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 4, Block 9, NCB 651 located at 1314 East Cesar Chavez Boulevard.

Staff recommends Approval.

18. [15-3878](#) ZONING CASE # Z2015229 (Council District 7): A request for a change in zoning from "R-6" Residential Single- Family District to "C-1" Light Commercial District on approximately 1.915 acres out of NCB 15479, located at 9538 Braun Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # 15048)

19. [15-3880](#) ZONING CASE # Z2015231 HL (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District on North 54.3 Feet of Lot 1, Block 3, NCB 2230 located at 523 North Colorado. Staff recommends Approval.

20. [15-3903](#) ZONING CASE # Z2015232 HL (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the East 40 feet of Lot 9, Block 4, NCB 2282, located at 1417 West Salinas. Staff recommends Approval.

21. [15-3900](#) ZONING CASE # Z2015233 HL (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the West 15 feet of Lot 2 and all of Lot 3, Block A, NCB 6016 located at 1704 South San Fernando Street. Staff recommends Approval.

Director's Report: Update of Proposed 2015 UDC Amendments

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).