

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, August 4, 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	Vacant - 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 August 4, 2015.

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

Roll Call.

1. [15-4372](#) Consideration of July 21, 2015 Zoning Commission Minutes
2. [15-4212](#) (Continued from 07/21/15) ZONING CASE # Z2015211 S ERZD (Council District 8): A request for a change in zoning from "C-3 CD GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill County Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use for Outside Storage for a Lumber Yard to "C-3 S GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Authorization

Use for Motor Vehicle Sales and Tire Sales and Installation on Lot 12, NCB 14881 located at 17100 IH-10 West. Staff recommends Approval.

3. [15-4150](#) (POSTPONED) ZONING CASE # Z2015243 (Council District 2): A request to change the zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed twenty-seven (27) units per acre on Lot 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street.

4. [15-4048](#) (Continued from 7/07/15) 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.

5. [15-4203](#) (Continued from 07/21/15) 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.

6. [15-4209](#) (Continued from 07/21/15) ZONING CASE # Z2015225 (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval pending Plan Amendment. (Associated Plan Amendment PA15059)

7. [15-4210](#) (Continued from 07/21/15) ZONING CASE # Z2015227 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for five (5) single-family/live-work units on 0.180 acres out of NCB 568 located at 532 Dawson Street and 417 North Mesquite Street. Staff

recommends Denial with Alternate Recommendation.(Associated Plan Amendment 15055)

8. [15-4168](#) ZONING CASE # Z2015238 (Council District 3): A request for a change in zoning from "C-3R H RIO-5 AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District to "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District on Lot 27, Block 0, NCB 7657, located at 1430 Napier Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15064)
9. [15-4164](#) ZONING CASE # Z2015241 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 0.8586 acres of land out of NCB 7724 and NCB 7906, located at 186 Bristol Avenue. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment 15067)
10. [15-4108](#) ZONING CASE # Z2015234 (Council District 8): A request for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15061)
11. [15-4181](#) ZONING CASE # Z2015244 S (Council District 3): A request for a change in zoning from "C-1 H MC-2 RIO-6 AHOD" Light Commercial Mission San Juan Historic South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "C-2 S H MC-2 RIO-6 AHOD" Commercial Mission San Juan Historic South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Motel on Lots 7, 8, and 9, Block 3, NCB 10922 located at 8888 South Presa Street. Staff recommends Approval.
12. [15-4165](#) ZONING CASE # Z2015245 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 16, Block 1, NCB 10331,

located at 1691 Rigsby Avenue. Staff recommends Approval.

13. [15-4167](#) ZONING CASE # Z2015246 (Council District 1): A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with Specific Use Authorization for a Carwash, "O-1 AHOD" Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District, Carwash, Party House/Reception Hall/Meeting Facility, Bar/Tavern, Non-Commercial Parking Lot and three (3) residential units on 1.7886 acres out of NCB 680 and NCB 753, "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with four (4) residential units and non-commercial parking lot on 0.1171 acres out of NCB 680, "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.0698 acres out of NCB 357 and "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District 0.082 acres out of NCB 758 on 2.0575 acres of land out of NCB 753, NCB 680, NCB 758, and NCB 357, generally located in the 600 block of W. Cypress Street, 700 block of Jackson Street and 700 Block of West Poplar Street. Staff recommends Denial, with an Alternate Recommendation.(Associated Plan Amendment 15065)
14. [15-4205](#) ZONING CASE # Z2015247 CD S (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for a Professional Office and "R-6 S" Residential Single-Family with Specific Use Authorization for a Day Care Center on 3.211 acres of land out of NCB 18290, located at 10614 Old Prue Road. Staff recommends Approval.
15. [15-4185](#) ZONING CASE # Z2015249 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 Conditional Use for Motor Vehicle Sales (Full Service) on approximately 0.472 of an acre out of NCB 15350 located at 7494 Timbercreek. Staff recommends

Approval.

16. [15-4204](#) ZONING CASE # Z2015250 (Council District 3): A request for a change in zoning from "I-2 AHOD" General Industrial Airport Hazard Overlay District and "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 5, NCB 10879, generally located in the 3200 & 3300 Block of Goliad Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15066)

17. [15-4151](#) ZONING CASE # Z2015252 CD (Council District 2): A request to change the zoning from "R-4 EP-1" Residential Single-Family Facility Parking/Traffic Control District to "R-4 CD EP-1" Residential Single-Family Facility Parking/Traffic Control District with Conditional Use for a Professional Office on Lot 17 and 18, Block 0, NCB 6909 located at 2836 East Houston Street. Staff recommends Approval.

18. [15-4374](#) Briefing and possible action to set meeting dates, meeting times, and meeting locations for one or more special meetings of the San Antonio Zoning Commission related to the 2015 Annexation Program.

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).

