

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 18, 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
Orlando Salazar - District 4
Christopher Martinez - District 6
Francine Romero - District 8

Vacant - District 3
Ricardo Briones - District 5
Vacant- District 7
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 18, 2015.

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

Roll Call.

1. [15-4471](#) Consideration of August 4, 2015 Zoning Commission Minutes
2. [15-4464](#) ZONING CASE # Z2015140 ERZD (Council District 8): A request to change the zoning from "R-6 MLOD ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District on 0.375 acres out of NCB 14728, located in the 12100 Block of Pebble Lane. Staff recommends Approval.
3. [15-4462](#) ZONING CASE # Z2015216 ERZD (Council District 10): A request to change the zoning from "R-6 ERZD" Residential Single-Family

Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on approximately 12.844 acres out of NCB 17225 located at 17205 Jones Maltsberger Road. Staff recommends Approval.

4. [15-4424](#) (POSTPONED) 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 West Cypress Street, 700 block of Jackson Street and 700 Block of West Poplar Street. Staff recommends Approval. (Associated Plan Amendment #15065)
5. [15-4202](#) (Continued from 07/21/15) 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 an Alternate Recommendation.
6. [15-4417](#) (Continued from 08/04/15) 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 #15059)

7. [15-4419](#) (Continued from 08/04/15) 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)
8. [15-4425](#) (Continued from 08/04/15) 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.
9. [15-4420](#) (Continued from 08/04/15) 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.
10. [15-4470](#) ZONING CASE # Z2015180 (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.2040 acres out of NCB 8814 located at 1807 West Wildwood Drive. Staff recommends Denial with Alternate recommendation. (Associated Plan Amendment #15062)
11. [15-4117](#) ZONING CASE # Z2015237 (Council District 8): A request for a change in zoning from "O-2" High Rise Office District to "C-2" Commercial District on Lot E 334.5 ft of 10, Block 1, NCB 14701, generally located in the 5900 block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15063)

12. [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 Lots 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street. Staff recommends Approval.
13. [15-4119](#) ZONING CASE # Z2015251 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Airport Hazard Overlay Zone with uses permitted in "C-2P" Commercial Pedestrian District on 1.979 acres out of NCB 18 and NCB 3127 located at 829 Nogalitos Street. Staff recommends Approval.
14. [15-4442](#) ZONING CASE # Z2015253 CD (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on 0.1002 acres of land out of NCB 3128 located at 120 West Highland Boulevard. Staff recommends Approval.
15. [15-4436](#) ZONING CASE # Z2015254 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District to "R-5" Residential Single-Family District on 283.27 acres of land out of CB 4006 located at 16700 Block of South US Highway 281. (Associated Plan Amendment #15071)
16. [15-4284](#) ZONING CASE # Z2015255 S (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Childcare Daycare Center on Lot 36, Block 6, NCB 12266, located at 143 Postwood Drive. Staff recommends Approval.
17. [15-4460](#) ZONING CASE # Z2015256 (Council District 3): A request for a change in zoning from "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard

Overlay District on Lot 60, Block 3, NCB 10879, generally located at Interstate 37 and Southeast Military Drive. Staff recommends Approval.

18. [15-4285](#) ZONING CASE # Z2015257 (Council District 2): A request for a change in zoning from "C-3 NA" General Commercial Nonalcoholic Sales District to "L" Light Industrial District on 1.339 acres out of NCB 12887 located at 1920 South East Loop 410. Staff recommends Approval.

19. [15-4286](#) ZONING CASE # Z2015258 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 58, Block 15, NCB 12072 located at 487 Maplewood Lane. Staff recommends Denial.

20. [15-4455](#) ZONING CASE # Z2015259 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 25, Block 8, NCB 13959, located at 5410 Congo Lane. Staff recommends Denial.

21. [15-4341](#) ZONING CASE # Z2015262 (Council District 4): A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lots 1 and 2, Block 12, NCB 15609 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on Lots 1-25, Block 11, NCB 15069, Lots 1-10, Block 13, NCB 15609, Lots 1-10, Block 14, NCB 15609, Lots 1-7, Block 16, NCB 15609, Lots 1-21, Block 17, NCB 15609, Lots 1-22, Block 18, NCB 15609, generally located South of Loop 410 on State Highway 16 South. Staff recommends Approval.

22. [15-4461](#) ZONING CASE # Z2015263 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Sales, Service and Storage on 1.83 acres out of NCB 11711, located at 6977 San Pedro Avenue. Staff recommends Approval.

Director's Report: At the next meeting (09/01/15) there will be an item for "Consideration and Recommendation waiving City Code Chapter 35, Section 35-521 (d)(1), requiring a Plan Amendment recommendation from the Planning Commission prior to the consideration by the Zoning Commission of associated zoning requests related to the 2015 Annexation Program."

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).