

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 15, 2015

1:00 PM

1901 S. Alamo St.

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 September 15, 2015.

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

Roll Call.

1. [15-4855](#) Consideration of September 1, 2015 Zoning Commission Minutes
2. [15-4727](#) (Continued from 08/18/15) 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.
3. [15-4902](#) (Continued from 09/01/15) 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.

4. [15-4903](#) (Continued from 09/01/15) 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. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15071)
5. [15-4904](#) (Continued from 09/01/15) ZONING CASE # Z2015261 CD (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units on 0.2032 acres out of NCB 1264, located at 630 East Carson Street. Staff recommends Approval.
6. [15-4816](#) (Postponed from 08/04/15) 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-18 MSAO-1 MLOD-1" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-18 GC-1 MSAO-1 MLOD-1" Limited 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.

7. [15-4813](#) (Postponed from 08/04/15) 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 for four (4) single-family residential units on 0.180 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Approval.
8. [15-4808](#) 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 2.060 acres of land out of NCB 10879, generally located at Interstate 37 and Southeast Military Drive. Staff recommends Approval.
9. [15-4799](#) ZONING CASE # Z2015273 (Council District 3): A request for a change in zoning from "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "R-6 H MPOD-1 AHOD" Residential Single-Family Mission Historic Concepción Mission Protection Overlay Airport Hazard Overlay District to "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District on 5.643 acres of land out of NCB 3975 and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Mission Concepcion Protection Overlay Airport Hazard Overlay on 0.451 acres of land out of NCB 3975 located at 222 East Mitchell Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15077)
10. [15-4792](#) ZONING CASE # Z2015275 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD " General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 41.693 acres out of NCB 11166 located on a portion of the 12000 Block of Highway 281 South and 1200 Block of Mission Grande. Staff recommends

Approval.

11. [15-4860](#) ZONING CASE # Z2015276 S (Council District 6): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Convenience Store with Carwash and Gasoline on Lot 54, Block 179, NCB 18296, located at 13323 Culebra Road. Staff recommends Approval.
12. [15-4881](#) ZONING CASE # Z2015277 CD (Council District 3): A request for a change in zoning from "C-1" Light Commercial District to "C-1 CD" Light Commercial District with Conditional Use for Auto Sales on Lot 22 and 23, NCB 10849, located at 2812 and 2814 South W.W. White Road. Staff recommends Approval.
13. [15-4882](#) ZONING CASE # Z2015278 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 18, Block 2, NCB 15587, located at 7011 West Plaza. Staff recommends Approval.
14. [15-4804](#) ZONING CASE # Z2015279 CD (Council District 7): A request for a change in zoning from "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to sixteen (16) residents to "R-4 CD" Residential Single-Family District with a Conditional Use for a Nursing Facility with up to thirty-two (32) Residents on approximately 2.19 acres of land out of NCB 18553 located in the 8900 Block of Guilbeau Road. Staff recommends Approval.
15. [15-4803](#) ZONING CASE # Z2015280 (Council District 6): A request for a change in zoning from "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on 2.191 acres of land out of NCB 15382 located at 8303 West Military Drive. Staff recommends Approval.
16. [15-4851](#) ZONING CASE # Z2015281 (Council District 5): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard

Overlay District to "C-2P AHOD" Commercial Pedestrian Airport
Hazard Overlay District on Lots 11,12,13 and 14, Block 4, NCB 2438
located at 1214 El Paso Street and 806, 810, and 814 South Brazos
Street. Staff recommends Approval.

Director's Report: Special Zoning Commission Meeting - September 18, 2015.

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).