

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, November 3, 2015**

**1:00 PM**

**1901 S. Alamo St**

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### ZONING COMMISSIONERS

**William Shaw III - District 2, Chairman**  
**Paula McGee - District 9, Chair Pro-Tem**  
**Cecilia Garza - District Mayor**

**Siboney Diaz-Sanchez - District 1**  
**Orlando Salazar - District 4**  
**Christopher Martinez - District 6**  
**Francine Romero - District 8**

**Joy McGhee - 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 November 17, 2015.

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

Roll Call.

Election of Officers.

1. [15-5645](#) Consideration of October 20, 2015 Zoning Commission Minutes
2. [15-5646](#) Consideration of October 16, 2015 Special Meeting Zoning Commission Minutes
3. [15-5665](#) WITHDRAWN ZONING CASE # Z2015314 (Council District 3): A request for a change in zoning from "R-5" Residential Single-Family District to "I-1" General Industrial District on Lot 9, NCB 10846 located at 4717 East Southcross Boulevard.
4. [15-5389](#) (Continued from 10/06/15) ZONING CASE # Z2015301 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 Motor Vehicle Sales on Lot 2A, NCB 10114 located at 5939 San Pedro Avenue. Staff recommends Approval.

5. [15-5697](#) (Continued from 10/20/15) ZONING CASE # Z2015294 CD (Council District 7): A request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the South 44 feet of Lot 25 and Lot 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. (Associated Plan Amendment 15060)
6. [15-5696](#) (Continued from 10/20/15) ZONING CASE # Z2015302 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in the 400 Block of South Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15085)
7. [15-5688](#) (Continued from 10/20/15) ZONING CASE # Z2015306 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 a Conditional Use for a Duplex Dwelling on Lots 22 and 23, Block 19, NCB 7328 located 136 Agnes Drive. Staff recommends Approval.
8. [15-5610](#) ZONING CASE # Z2015312 (Council District 6): A request for a change in zoning from "MF-33" Multi-Family District to "C-3" General Commercial District on 1.387 acres of land out of NCB 17636, located in the 7400 Block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15090)

9.     [15-5636](#)     ZONING CASE # Z2015313 S (Council District 6): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and /or Processing on 7.08 acres out of NCB 18049 and NCB 18050 located at 7386 and 7416 Grissom Road. Staff recommends Approval.
  
10.    [15-5611](#)     ZONING CASE # Z2015315 CD (Council District 7): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Auto Sales -Full Service on Lots 6 and 4B, Block 2, NCB 15054, located at 5820 Northwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15092)
  
11.    [15-5584](#)     ZONING CASE # Z2015316 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "R-4" Residential Single-Family District, and for a Bail Bond Agency on South 112.9 Feet of Lot 13, Block 4, NCB 2231 located at 1621 West Martin Street. Staff recommends Denial.
  
12.    [15-5605](#)     ZONING CASE # Z2016001 (Council District 2): A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre on Lots 11-15 and 31-40, Block 8, NCB 1070 located at 511 Brackenridge Avenue and 1318 Mulberry Avenue. Staff recommends Approval.
  
13.    [15-5606](#)     ZONING CASE # Z2016002 S (Council District 10): A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "I-1

IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 3.921 acres out of NCB 14952 and "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with Specific Use Authorization for Plastic Manufacturing or Processing on 4.0 acres out of NCB 14952 located at 11442 Wayland Way. Staff recommends Approval.

14.     [15-5644](#)     ZONING CASE # Z2016004 (Council District 2): A request for a change in zoning from "D HE AHOD" Downtown Historic Exceptional Airport Hazard Overlay District and "D AHOD" Downtown Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District on approximately 3.82 acres of land out of NCB 567 at 1305 East Houston Street and 430 North Cherry Street. Staff recommends Denial.
  
15.     [15-5647](#)     ZONING CASE # Z2016005 (Council District 2): A request for a change in zoning from "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District on 5.307 acres of land out of NCB 593 and NCB 595 at 1617 and 1631 East Commerce Street. Staff recommends Denial.
  
16.     [15-5637](#)     ZONING CASE # Z2016006 S (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Private University on Lot 3, Block 2, NCB 13401 located at 7838 Barlite Boulevard. Staff recommends Approval.
  
17.     [15-5607](#)     ZONING CASE # Z2016007 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 89.816 acres out of NCB 18045 located at 8189 Nelson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16001)

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).**