

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, December 1, 2015

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

William Shaw III - District 2, Chairman

Paula McGee - District 9, Vice-Chair

Francine Romero - District 8, Chair Pro-Tem

Siboney Diaz-Sanchez - District 1

Orlando Salazar - District 4

Christopher Martinez - District 6

Reinette King - District 10

Joy McGhee - District 3

Ricardo Briones - District 5

Grace Gonzalez – District 7

Cecilia Garcia – District Mayor

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for December 1, 2015.

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

Roll Call.

1. [15-6099](#) Consideration of November 17, 2015 Zoning Commission Minutes
2. [15-6171](#) POSTPONED ZONING CASE # Z2015059 ERZD (Council District 9): A request for a change in zoning from "R-6 MLOD AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "O-1 MLOD AHOD ERZD" Office Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 3.630 acres out of NCB 16334 located at the 3000 to 4000 Blocks of Westbound North Loop 1604 West. Staff recommendation pending.
3. [15-5889](#) POSTPONED (Continued from 11/03/15) 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.

4. [15-6064](#) ZONING CASE # Z2015300 S ERZD (Council District 8): A request for a change in zoning from "MPCD GC-1 MLOD AHOD ERZD" Master Planned Community Development Hill Country Gateway Corridor Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MPCD S GC-1 MLOD AHOD ERZD" Master Planned Community Development Hill Country Gateway Corridor Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales on 1.500 acres out of NCB 14853 located in the 5000 Block of Loop 1604 West. Staff recommends Approval.
5. [15-5695](#) (Continued from 08/18/15) 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)
6. [15-6094](#) (Continued from 11/17/15) ZONING CASE # Z2015191 CD (Council District 2): A request for a change in zoning from "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lots 1, 2, & 3, Block 5, NCB 12875, located at 9310 Northeast Loop 410. Staff recommends Approval.
7. [15-6095](#) (Continued from 11/17/15) ZONING CASE # Z2016003 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use of

Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff recommends Approval.

8. [15-6041](#) (Continued from 11/17/15) ZONING CASE # Z2016010 CD (Council District 7): A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial.
9. [15-5945](#) ZONING CASE # Z2015153 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 38, Block 2, NCB 10022 located at 275 Cliffwood Drive. Staff recommends Approval.
10. [15-6065](#) ZONING CASE # Z2016016 (Council District 1): A request for a change in zoning from "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson Street. Staff recommends Approval.
11. [15-6066](#) ZONING CASE # Z2016017 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single Family Mixed Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.190 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff recommends Approval.
12. [15-6102](#) ZONING CASE # Z2016018 CD (Council District 5): A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora Street. Staff recommends Approval.
13. [15-5872](#) ZONING CASE # Z2016021 (Council District 4): A request for a

change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 6.00 acres of land out of NCB 15269, located in the 5500 Block of Ray Ellison Boulevard. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16004).

14. [15-6159](#) Briefing on amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations for Conservation Subdivisions, and add provisions to the Code to allow for Low Impact Development (LID).

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).