

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, January 19, 2016

1:00 PM

1901 S. Alamo St

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 January 19, 2016.

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

Roll Call.

1. [16-1062](#) Consideration of amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations for Conservation Subdivisions, and to add provisions to the Code to allow for Low Impact Development (LID).

2. [16-1162](#) ZONING CASE # Z2015093 CD S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Office Warehouse on Lot 18, Block 13, NCB 13827 located at 139 Kenley Place. Staff recommends

Approval.

3. [15-5942](#) ZONING CASE # Z2015311 ERZD (Council District 9): A request for a change in zoning from "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility to "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 4, NCB 15671 located at 1900 Block of East Sonterra Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 15089)
4. [16-1164](#) ZONING CASE # Z2016011 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 MLOD S ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Wireless Communications System on approximately 0.0459 of an acre of land out of NCB 15670 located at 88 Trailcrest Street. Staff recommends Approval.
5. [15-6253](#) (Continued from 12/01/15) ZONING CASE # Z2016003 (Council District 2): 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 Manufactured Home, 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.
6. [16-1079](#) (Continued from 12/15/15) ZONING CASE # Z2016026 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 Manufactured Home/Oversized Vehicle Sales, Service or Storage on 0.510 acres of land out of NCB 34400 generally located southeast of the intersection of Loop 1604 North frontage and Kilmarnoch. Staff recommends Approval.

7. [16-1080](#) (Continued from 12/15/15) ZONING CASE # Z2016036 CD (Council District 8): A request for a change in zoning from "C-3NA" General Commerical Nonalcoholic Sales District and "O-2" Office District to "C-2 CD" Commercial District with Conditional Use for Automotive and Light Truck Repair on 0.233 acres of land out of NCB 14702, located at 9617 Huebner Road. Staff recommends Approval.

8. [16-1313](#) ZONING CASE # Z2016019 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for five (5) Single Family Dwellings on 0.29 acres of land out of NCB 2574 and NCB 2859 located in the 200 Block of Simon Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16005)

9. [16-1134](#) ZONING CASE # Z2016024 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.04 acres of land out of NCB 10879 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres of land out of NCB 10879, generally located in the 3800 Block of Lyster Road at the intersection of Goliad Road and Lyster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16006)

10. [16-1317](#) ZONING CASE # Z2016027 (Council District 2): A request for a change in zoning from "NC H AHOD" Neighborhood Commercial Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with two (2) Single-Family uses on 0.1465 acres of land out of NCB 520 located at 432 Burleson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16007)

11. [16-1291](#) ZONING CASE # Z2016029 (Council District 10): A request for a change in zoning from "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage on 5.87 acres of land out of NCB 15724 located in the 12600 Block of Judson Road. Staff recommends Approval, pending Plan Amendment.

(Associated Plan Amendment 16008)

12. [16-1139](#) ZONING CASE # Z2016042 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16011)
13. [16-1319](#) ZONING CASE # Z2016043 S (Council District 10): A request for a change in zoning from "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-3 NA S AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment on 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16012)
14. [16-1141](#) ZONING CASE # Z2016044 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 10.4512 acres of land out of NCB 12509 located at Southeast Loop 410 at Walhalla Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16013)
15. [16-1287](#) ZONING CASE # Z2016045 (Council District 2): A request for a change in zoning from "C-3NA," General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1" General Industrial District and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 96.23 acres of land out of NCB 12886 located at 1178, 1520, and 1542 Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16014)

16. [16-1166](#) ZONING CASE # Z2016046 (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on Lot 3, Block 30, NCB 3036 and Lot 1, Block 1, NCB 2959 located at 1610 South Presa Street and 1614 South Presa Street. Staff recommends Approval.
17. [16-1167](#) ZONING CASE # Z2016047 (Council District 1): A request for a change in zoning district from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3 NCD-1 AHOD" General Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on East 86.5 feet of Lots 1, 2, and 3 Block 2, NCB 3097 and Lot 1 and the north 49 feet of Lot 4, NCB 2979 located at 1603 South Presa Street and 1613 South Presa Street. Staff recommends Approval.
18. [16-1315](#) ZONING CASE # Z2016048 CD (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Pawn Shop on Lots 1 through 4, Block 16, NCB 1314 located at 1301 Lamar Street. Staff recommends Denial, with Alternate Recommendation.
19. [16-1316](#) ZONING CASE # Z2016049 CD (Council District 2): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Truck Repair and Maintenance Facility on Lots 6, 7, 8, 9, 10, Block 5, NCB 12875 located at 9330

Northeast Loop 410. Staff recommends Approval.

20. [16-1160](#) ZONING CASE # Z2016050 (Council District 4): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on the North 104.69 feet of Lot 2, Block 1, NCB 14567 located at 9450 New Laredo Highway. Staff recommends Approval.
21. [16-1168](#) ZONING CASE # Z2016051 (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 "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 3, Block 17, NCB 569 located at 610 Dawson Street. Staff recommends Approval.
22. [16-1161](#) ZONING CASE # Z2016052 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 8, Block 4, NCB 8900 located at 314 Baker Avenue. Staff recommends Approval.
23. [16-1318](#) ZONING CASE # Z2016053 HL (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lots 39 through 42, Block 8, NCB 8199 located at 4537 Monterey Street. Staff recommends Approval.
24. [16-1163](#) ZONING CASE # Z2016054 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 11, Block 1, NCB 1396 located at 119 Dreiss Street. Staff recommends Approval.
25. [16-1159](#) ZONING CASE # Z2016055 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for

Multi-Family (Townhome) up to 24 units per acre on 0.6248 acres of land out of NCB 829 located at 807, 811, 815 East Elmira Street. Staff recommends Approval.

26. [16-1320](#) ZONING CASE # Z2016056 S (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 31, Block 1, NCB 14051 located at 6610 Topper Run. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 16009)
27. [16-1288](#) ZONING CASE # Z2016057 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 6.860 acres of land out of NCB 17873 located at 8777 Marbach Road. Staff Recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16016)
28. [16-1142](#) ZONING CASE # Z2016059 (Council District 8): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.399 acres of land out of NCB 13666 located at 2700 and 2800 Babcock Road. Staff recommends Approval.
29. [16-1289](#) ZONING CASE # Z2016068 (Council District 8): A request for a change in zoning from "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District to "O-2 UC-1 MLOD-1 MSAO-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District on 2.274 acres out of NCB 34725 located at 6912 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16017)
30. [16-1325](#) ZONING CASE # Z2016070 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway

151Corridor Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Highway 151 Corridor Airport Hazard Overlay District on 5.540 acres of land out of NCB 15329 located at the Southwest Corner of Richland Hills Drive and Ingram Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16018)

31. [16-1290](#) ZONING CASE # Z2016071 (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 9, NCB 2020 located at 425 Cincinnati Avenue. Staff Recommends Approval.
32. [16-1186](#) Consideration of December 15, 2015 Zoning Commission Minutes

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).