

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, February 2, 2016

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 Rose Gonzales – 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 February 2, 2016.

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

Roll Call.

1. [16-1446](#) (POSTPONED) ZONING CASE # Z2016040 (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommendation Pending.
2. [16-1375](#) ZONING CASE # Z2016012 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD ERZD" General Commercial

Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-25 MLOD ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 17.26 acres of land out of NCB 19218 generally located in the 20600 Block of Stone Oak Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16002)

3. [16-1441](#) ZONING CASE # Z2016075 S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to C-3 S MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Helistop on Lot 9, Block 6, NCB 14848, generally located at 4700 Quarry Run, southwest of the intersection of Quarry Run and University Oak. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16020)

4. [16-1498](#) (Continued from 01/19/16) 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)

5. [16-1081](#) (Continued from 12/15/15) ZONING CASE # Z2016031 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block 24, NCB 11357 located at 2122 Valencia Calle. Staff recommends Denial.

6. [16-1500](#) (Continued from 01/19/16) 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)

7. [16-1501](#) (Continued from 01/19/16) 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)

8. [16-1552](#) (Continued from 01/19/16) 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.

9. [16-1505](#) (Continued from 01/19/16) 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.

10. [16-1506](#) (Continued from 01/19/16) 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)

11. [16-1593](#) (Continued from 01/19/16) 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.
12. [16-1499](#) 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 a Moving Company on 0.510 acres of land out of NCB 34400 generally located in the 1800 Block of Loop 1604 North frontage and Kilmarnoch. Staff recommends Approval.
13. [16-1371](#) ZONING CASE # Z2016058 (Council District 1): A request for a change in zoning from "H HS IDZ AHOD" King William Historic Significant Infill Development Zone King William Historic Airport Hazard Overlay District with Residential Mixed Uses to "IDZ H HS AHOD" Infill Development Zone King William Historic Significant Airport Hazard Overlay District with uses allowed in "RM-4" Residential Mixed District, Art Studio and Professional Office on Lot 11, Block 9, NCB 750 located at 306 East Johnson Street. Staff recommends Approval.
14. [16-1458](#) ZONING CASE # Z2016061 (Council District 10): A request for a change in zoning from "C-2" Commercial District to "MPCD" Master Planned Community District on 38.615 acres out of NCB 17365 located in the 17100 Block of Bulverde Road. Staff recommends approval.
15. [16-1423](#) ZONING CASE # Z2016062 (Council District 6): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential-Mixed Airport Hazard Overlay District on Lot 18, Block 14, NCB 8988 located at 718 Southwest 41st Street. Staff recommends Denial.

16. [16-1463](#) ZONING CASE # Z2016063 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.60 acres out of NCB 11619 and 12812 located in the 7700 Block of Louis Pasteur Drive. Staff recommends Approval.
17. [16-1370](#) ZONING CASE # Z2016065 S (Council District 2): A request for a change in zoning from "L EP-1" Light Industrial Facility Parking/Traffic Control District to "L EP-1 S" Light Industrial Facility Parking/Traffic Control District with Specific Use Authorization for Truck Repair and Maintenance on 1.340 acres of land out of NCB 10233 located at 3011 East Commerce Street. Staff recommends Approval.
18. [16-1424](#) ZONING CASE # Z2016067 CD (Council District 10): A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with no more than 16 residents on Lot 11, Block 2, NCB 11977 located at 8723 Post Oak Lane. Staff recommends Approval.
19. [16-1447](#) ZONING CASE # Z2016069 (Council District 2): A request for a change in zoning from "IDZ RIO-1" Infill Development Zone River Improvement Overlay District and "R-4 RIO-1" Residential Single-Family River Improvement Overlay District to "IDZ RIO-1" Infill Development Zone River Improvement Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot 5, the North 25-feet of Lot 6, the South 25-feet of the West 60-feet of Lot 6, the West 60-feet of Lot 7, and Lots 16, 17, 18, 19, and 901, Block 2, NCB 3081, generally located in the 200 Block of Catalpa Avenue and at 119, 127, 129, 131 and 133 Carnahan Street. Staff recommends Approval.
20. [16-1369](#) ZONING CASE # Z2016072 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 5, Block 3, NCB 16890 located at 3460 Northeast Parkway. Staff recommends Approval.

21. [16-1376](#) ZONING CASE # Z2016074 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre on Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634 located at 129 and 135 Cloudhaven Drive, and 208, 210, 212, and 222 Rainbow Drive. Staff recommends Approval.

22. [16-1368](#) ZONING CASE # Z2016079 (Council District 6): A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Electrical Component Fabrication to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.795 acres of land out of NCB 16115 located at the 6600 Block of Culebra Road. Staff recommends Approval.

23. [16-1377](#) ZONING CASE # Z2016080 (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 (Full Service) on Lots 8A through 11A, Block 9, NCB 9017 located at 4800 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment16022)

24. [16-1476](#) Consideration of the January 19, 2016 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).