

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, April 7, 2015

11:00 AM

1901 S. Alamo

ZONING COMMISSIONERS

Orlando Salazar - District 4, Chairman

Susan Heard - District Mayor, Vice-Chairman

Mariana Ornelas - District 1, Chair Pro-Tem

Williams Shaw III - District 2

Maria Alvarado - District 3

Ricardo Briones - District 5

Christopher Martinez - District 6

Francine Romero - District 8

Paula McGee - District 9

Milton R. McFarland - District 10

11:00 a.m. Work Session - Review and Discussion of proposed 2015 UDC Amendments.

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

Roll Call

1. [15-2359](#) Consideration of the March 17, 2015 Zoning Commission Minutes.
2. [15-2441](#) Consideration and recommendation amending Chapters 28 and 35 of the City Code of San Antonio, Texas, by adding provisions authorizing the temporary display of an on-premises sign and/or an on-premises digital display on public property at permitted events.
3. [15-2438](#) Consideration of an appointment for the expired term of the Zoning Commissioner representative of the Planning Commission Technical Advisory Committee.
4. [15-2442](#) Election of Officers to take effect April 21, 2015
5. [15-2220](#) ZONING CASE # Z2015104 CD S ERZD (Council District 8): A

request for a change in zoning from "C-3NA ERZD MLOD AHOD" General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 CD S ERZD MLOD AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Conditional Use and Specific Use Authorization for an Alcohol Micro-Distillery on Lots 1, Block 101, NCB 18611. 16104 University Oaks. Staff recommends Approval.

6. [15-2330](#) ZONING CASE # Z2015094 S ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD ERZD" Residential Single Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 S MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot on 0.997 acres of NCB 14866 out of CB 4543 and CB 4547. A portion of the 7500 Block of North Loop 1604 West. Staff recommends Approval.
7. [15-1860](#) ZONING CASE # Z2015075 (Council District 5): A request for a change in zoning from "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed fifteen dwelling units an acre on Lot 12, Block 3, NCB 3122. 126 Yellow Stone. Staff recommends Approval.
8. [15-2221](#) ZONING CASE # Z2015097 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497. 403 West Rhapsody Drive. Staff recommends Approval.
9. [15-2337](#) ZONING CASE # Z2015113 (Council District 8): A request for a change in zoning from "C-2 GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District to "C-2 CD GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District with Conditional Use for Vehicle Sales (Full Service) on 16.61 acres out of NCB 18336 and NCB 35733. 20985 and 21105 West Interstate Highway 10. Staff

recommends Approval.

10. [15-2338](#) ZONING CASE # Z2015122 (Council District 3): A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District a 25.678 acre parcel of land out of NCB 10915.10290 Southton Road. Staff recommends Approval.
11. [15-2222](#) ZONING CASE # Z2015123 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residences not to exceed twenty one dwelling units an acre on Lot 1124, Block 4, NCB 2568. 415 East Cevallos Street. Staff recommends Approval.
12. [15-2233](#) ZONING CASE # Z2015124 (Council District 2): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.536 acres out of the South 100 feet of Lot 1 and Lot 9, NCB 17729. 5711 FM 78. Staff recommends Approval.
13. [15-2216](#) ZONING CASE # Z2015125 (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 the "R-4" Single-Family Residential and "C-1" Light Commercial District on Lot 15 and 16, Block 8, NCB 8094. 1124 Madrid Street. Staff recommends Approval.
14. [15-2339](#) ZONING CASE # Z2015126 CD (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair including Light Motorized Vehicles Repair on Lot 2, Block 5, NCB 8775. 1511 Somerset Road. Staff recommends Approval.
15. [15-2223](#) ZONING CASE # Z2015127 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 Authorization for Oversized Vehicle Storage on Lot 38, Block 1, NCB 11711.6991 San Pedro. Staff recommends Approval.

16. [15-2217](#) ZONING CASE # Z2015129 (Council District 2): A request for a change in zoning from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Portion of Lot 6, Block 7, NCB 584. 322 North Hackberry Street. Staff recommends Approval.
17. [15-2218](#) ZONING CASE # Z2015130 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 PUD AHOD" Single-Family Residential Planned Unit Development Airport Hazard Overlay District on Portion of Lot 39 and 40, NCB 11882. 1427, 1435, 1443, and 1447 East Sandalwood Lane. Staff recommends Approval.
18. [15-2340](#) ZONING CASE # Z2015131 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 19, Block 3, NCB 2230. 1727 West Martin. Staff recommends Approval.
19. [15-2224](#) ZONING CASE # Z2015132 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "RM-6" Residential-Mixed District on the South 176.1 Feet of Lot 56, NCB 10615. 4518 Kay Ann Drive. Staff recommends Approval.
20. [15-2236](#) ZONING CASE # Z2015133 (Council District 10): 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 P-13, ABS 338, NCB 15684. 11834 Nacogdoches Road. Staff recommends Approval.
21. [15-2244](#) ZONING CASE # Z2015134 (Council District 3): A request for a change in zoning from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District to "C-3 H AHOD" General Commercial Mission Historic District Airport Hazard Overlay District on Lot 20, NCB 7676. 1219 South East Military. Staff recommends

Approval.

22. [15-2234](#) ZONING CASE # Z2015135 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 83 and 84, NCB 11888. 1603 West Terra Alta Drive and 414 Everest Street. Staff recommends Approval.
23. [15-2231](#) ZONING CASE # Z2015137 CD (Council District 3): 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 a Conditional Use for Motor Vehicle Sales on South 70 feet of Lot 11 and 12, Block 106, NCB 9376. 3021 Pleasanton Road. Staff recommends Approval.
24. [15-2219](#) ZONING CASE # Z2015138 (Council District 1): A request for a change in zoning from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on a portion of Lots 19 & 20, Block 2, NCB 311. 206 El Paso, 801 and 805 South San Saba. Staff recommends Approval.
25. [15-2341](#) ZONING CASE # Z2015139 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 three (3) Dwelling Units on Lot 7 and a Part of Lot 8, Block 12, NCB 755. 421 Warren. Staff recommends Approval.
26. [15-2235](#) ZONING CASE # Z2015144 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family District Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.214 acres out of Parcel 9 E, NCB 34400. 10800 block of Northwest Military Highway. Staff recommends Approval.

Director's Report - 2015 UDC Amendments

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 551.071 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 esta-cionamiento. 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).