

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, April 21, 2015

11:00 AM

1901 S. Alamo

ZONING COMMISSIONERS

William Shaw III - District 2, Chairman
Susan Heard - District Mayor, Vice-Chairman
Paula McGee - District 9, Chair Pro-Tem

Maria Alvarado - District 3 Orlando Salazar - District 4
Ricardo Briones - District 5 Christopher Martinez - District 6
Vacant- District 7 Francine Romero - District 8
Milton R. McFarland - District 10

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

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

Roll Call

1. [15-2735](#) Consideration of the April 07, 2015 Zoning Commission Minutes

2. [15-2744](#) An action to endorse recommendations for consideration of certain amendments relating to zoning districts, uses, supplemental use regulations, Zoning Commission procedures and development standards to the Planning Commission Technical Advisory Committee for inclusion in the 2015 Unified Development Code update program.

3. [15-2741](#) 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.

4. [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.
5. [15-2521](#) ZONING CASE # Z2015112 S (Council District 4): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "NP-10 S AHOD" Neighborhood Preservation Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication Facility on 0.13 acre tract out of NCB 13965. 5524 Morey Road. Staff recommend approval pending Plan Amendment.
6. [15-2540](#) ZONING CASE # Z2015128 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 IDZ AHOD" Single-Family Residential Infill Development Zone Airport Hazard Overlay District on Lot E, Block 1, NCB 1714. 222 East Russell Place. Staff recommends Approval.
7. [15-2524](#) ZONING CASE # Z2015136 (Council District 5): A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Meat Processing Facility to "C-2 AHOD" Commercial Airport Hazard Overlay District on approximately 0.2870 acres of land out of Lots 6, 7, 8, 9, Block 60, NCB 7990.1510 West Southcross. Staff recommends Approval pending Plan Amentment. (Associated Plan Amendment 15029)
8. [15-2526](#) ZONING CASE # Z2015142 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport District Overlay District on approximately 1.9556 acres of land being Lots 19, 20, 21, Block 2, NCB 13890 and Lot 45, NCB13847. 203, 206, 207, and 211 West Turbo. Staff Recommends Approval.

9. [15-2490](#) ZONING CASE # Z2015145 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residences not to exceed 38 dwelling units an acre on Lots 19 and 20, Block 9, NCB 3128. 2419 South Presa. Staff recommends Approval.
10. [15-2491](#) ZONING CASE # Z2015146 CD (Council District 3): 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 Authorization for four dwelling units on Lot 7 and the S 10 ft of 22, Block 3, NCB 3063.125 Glenwood Court. Staff recommends Approval.
11. [15-2558](#) ZONING CASE # Z2015147 (Council District 3): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Five (5) Single-Family Homes on Lots 18,19, Block 6, NCB 6517. 202 Weaver Street. Staff recommends Denial with an Alternate Recommendation.
12. [15-2559](#) ZONING CASE # Z2015148 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 42, NCB 12100. 1900 Block of Gulfmart Drive. Staff recommends Approval.
13. [15-2561](#) ZONING CASE # Z2015149 CD: A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on a 0.344 acre tract out of Lot 3, Block 1, NCB 13519. 1536 Callaghan Road. Staff recommends Approval.
14. [15-2557](#) ZONING CASE # Z2015150 (Council District 1): A request for a change in zoning from "R-6 NCD-1 AHOD" Residential Single-Family South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "R-6 H AHOD"

Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with Multi-Family uses not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District and "IDZ H AHOD " Infill Development Zone Lavaca Historic Airport Hazard Overlay District with Multi-Family uses not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District on Lots 7,8,14,15,16, A17, A18, A19, A20, Block 7, NCB 734.1226 South Presa Street and 903 Labor Street. Staff recommends Approval.

15. [15-2527](#) ZONING CASE # Z2015151 (Council District 4): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District (0.538 Acres) and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District (12.50 Acres) on 13.038 acre tract out of NCB 15228. 5800 Block of Ray Ellison Drive. Staff recommends Approval pending Plan Amendment.(Associated Plan Amendment 15033)
16. [15-2525](#) ZONING CASE # Z2015152 (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District being approximately 23.219 acres of land out of NCB 11493. 600 Block of Callaghan Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15035)
17. [15-2530](#) 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" Residential Single-Family with a Conditional Use for a Small Variety Store on Lot 38, Block 2, NCB 10022. 275 Cliffwood Drive. Staff recommends Approval.
18. [15-2528](#) ZONING CASE # Z2015154 (Council District 3): A request for a change in zoning from "R-5" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 3, NCB 10837. 4439 East Southcross Boulevard. Staff recommend Approval.
19. [15-2529](#) ZONING CASE # Z2015155 S (Council District 1): A request for a

change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fitting and Related Products and "C-2NA" Commercial Nonalcoholic Sales District with Conditional Use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fittings and Related Products to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities and "C-2 S" Commercial District with Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities on Lot 14, NCB 14063. 2639 Mossrock. Staff recommends Approval.

20. [15-2554](#) ZONING CASE # Z2015156 (Council District 3): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13 and 14, Block 338, NCB 9431. 111 West Hutchins Place. Staff recommend Approval.
21. [15-2555](#) ZONING CASE # Z2015157 (Council District 3): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11 and 12, Block 338, NCB 9431. 3319 Pleasanton Road. Staff recommends Approval.
22. [15-2492](#) ZONING CASE # Z2015158 S (Council District 10): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on Lot 17, Block 1, NCB 15864.13250 Nacogdoches Road. Staff recommends Approval.
23. [15-2493](#) ZONING CASE # Z2015159 S (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for A Specified Financial Institution on Lot 19, Block 1, NCB 16888. 1502 Austin Highway. Staff recommends Approval.

24. [15-2726](#) ZONING CASE # Z2015169 CD S (Council District 3): A request for a change in zoning from “R-5” Residential Single-Family District, “RM-4” Residential Mixed District, “O-2” High Rise Office District, “C-2” Commercial District, “C-2NA” Commercial Non-Alcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcohol Sales District, “MF-33” Multi-Family District, “C-3NA” General Commercial Non-Alcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, and “C-2 NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Lawnmower Sales and Service to “R-5” Residential Single-Family District, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District, “NP-15” Neighborhood Preservation District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “C-2 CD” Commercial District with a Conditional use for Self Service Storage and Vehicle Rental, “C-2 CD” Commercial District with a Conditional Use for Auto Muffler Installation and Sales, “C-2 CD” Commercial District with a Conditional Use for Feed, Seed, Fertilizer Sales, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Lumber and Building Materials, “C-2 CD” Commercial District with a Conditional Use for Tattoo Parlor, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), “C-2 S” Commercial District with a Specific Use Authorization for Specified Financial Institution, “C-1 CD” Light Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), “C-3 S” General Commercial District with a Specific Use Authorization for Construction Contractor Facility, “C-1 CD” Light Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-1 CD” Light Commercial District with a Conditional Use for Funeral Home, “C-1 CD” Light Commercial District with a Conditional Use for Beverage Retail Sales (Liquor Store), “RM-4 CD” Residential Mixed District with a Conditional Use for a Non-Commercial Parking Lot, and “R-5 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on Multiples Properties. Generally bound by South WW White Road to the west, Rigsby Avenue to the north, Loop 410 to the east, and East Southcross Boulevard to the south.

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).