

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 5, 2015

1:00 PM

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

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for May 5, 2015. Briefing and discussion regarding amendments to Chapter 35 of the Municipal Code, the Unified Development Code, related to the "GC-1" Hill Country Gateway Corridor.

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

1. [15-2917](#) Consideration of the April 21, 2015 Zoning Commission Minutes

2. [15-2226](#) 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" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497 located at 403 West Rhapsody Drive. Staff recommends Approval.

3. [15-2918](#) 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 located at 4518 Kay Ann Drive. Staff recommends

Approval.

4. [15-2776](#) 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" Residential Single-Family Mission Historic Airport Hazard Overlay District with uses permitted for Five (5) Single-Family Homes on Lots 18, 19, Block 6, NCB 6517 located at 202 Weaver Street. Staff recommends Denial with an Alternate Recommendation.
5. [15-2684](#) ZONING CASE # Z2015160 (Council District 2): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 11, Block 2, NCB 6583 located at 227 West Drexel Avenue. Staff recommends Approval.
6. [15-2890](#) ZONING CASE # Z2015161 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1" Office District on Lot 8, Block 15, NCB 1534 located at 1614 Martin Luther King Drive. Staff recommends Approval.
7. [15-2889](#) ZONING CASE # Z2015162 (Council District 3): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-111D, out of NCB 10879 and Lot P-101C, out of NCB 10921 located in the 8200 Block of City Base Landing. Staff recommends Approval.
8. [15-2802](#) ZONING CASE # Z2015164 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 13, Block G, NCB 1659 located at 932 Burnet Street. Staff recommends Approval.
9. [15-2804](#) ZONING CASE # Z2015165 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family

Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on a Portion of Lots 16, 17, 20 and 21, Block 6, NCB 10938 located at 870 Hot Wells Boulevard. Staff recommends Approval.

10. [15-2690](#) Zoning Case # Z2015167 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 4.341 acres out of NCB 11971 located at 10110 North US Highway 281. Staff recommends Approval.

11. [15-2692](#) Zoning Case # Z2015171 (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 12, Block 15B, NCB 576 located at 929 East Crockett Street. Staff recommends Approval.

12. [15-2885](#) ZONING CASE # Z2015172 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 0.8287 acres out of Lot 77, Block 58, NCB 11106 located at 303 West Baetz Boulevard. Staff recommends Approval.

13. [15-2773](#) ZONING CASE # Z2015175 (Council District 1): 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 0.287 acres out of Lot 43, NCB 10115 located at 1213 and 1215 Basse Road. Staff recommends Approval.

14. [15-2774](#) ZONING CASE # Z2015176 (Council District 9): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 3.406 acres out of NCB 11732 and 11733, generally located in the 1700 Block of Link Drive and Lima Drive. Staff recommends Approval.

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).