

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 21, 2015

1:00 PM

1901 S. Alamo

ZONING COMMISSIONERS

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

Zachary Harris - District 1	Maria Alvarado - District 3
Orlando Salazar - District 4	Ricardo Briones - District 5
Christopher Martinez - District 6	Vacant- District 7
Francine Romero - District 8	Reinette King - District 10

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for July 21, 2015.

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

Roll Call.

1. [15-4107](#) Consideration of July 7, 2015 Zoning Commission Minutes
2. [15-4021](#) ZONING CASE # Z2015211 S ERZD (Council District 8): A request for a change in zoning from "C-3 CD GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill County Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use for Outside Storage for a Lumber Yard to "C-3 S GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Authorization Use for Motor Vehicle Sales and Tire Sales and

Installation on Lot 12, NCB 14881 located at 17100 IH-10 West. Staff recommends Approval.

3. [15-4109](#) (Postponed from 04/07/2015) 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 for Oversized Vehicle Storage on Lot 38, Block 1, NCB 11711, located at 6991 San Pedro. Staff recommends Approval.
4. [15-3838](#) (Continued from 06/16/15) ZONING CASE # Z2015199 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 3.5 acres out of Lot 14, Block 2, NCB 8248 located at 3915 Flagle Street. Staff recommends Denial, with alternative recommendation.
5. [15-3841](#) (Continued from 06/16/15) ZONING CASE # Z2015214 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lots 1, 2, and 3, Block 16, NCB 8174, located at 4241 San Luis Street. Staff recommends Approval.
6. [15-4041](#) (Continued from 07/07/15) ZONING CASE # Z2015114 (Council District 8): A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District, "C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District on approximately

14.152 acres out of NCB 35733 located at the 7000-7100 Block of Oak Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # 15026)

7. [15-4045](#) (Continued from 07/07/15) ZONING CASE # Z2015220 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on approximately 0.1905 acres of land out of NCB 7537 generally located in the 2500 block of Schubert Lane. Staff recommends Approval.
8. [15-4047](#) (Continued from 7/07/15) ZONING CASE # Z2015222 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Multi-Family Airport Hazard Overlay District on 0.485 acres out of NCB 8312 located at located at 113 Coyoil Street, 403 and 407 NW 36th Street. Staff recommends Approval.
9. [15-3947](#) ZONING CASE # Z2015225 (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval pending Plan Amendment. (Associated Plan Amendment PA15059)
10. [15-3898](#) ZONING CASE # Z2015227 (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 "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for five (5) single-family/live-work units on 0.180 acres out of NCB 568 located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Denial with Alternate Recommendation.
11. [15-4082](#) ZONING CASE # Z2015230 (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 uses not to exceed twelve (12) units per acre and Bar and Restaurant on approximately 0.339 acres of land out of NCB 2568 located at 100 Probandt Street. Staff recommends Approval.

12. [15-4079](#) ZONING CASE # Z2015235 (Council District 1): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 1, Block 3, NCB 1726 located at 201 East Courtland Place. Staff recommends Approval.
13. [15-4026](#) ZONING CASE # Z2015236 S (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Products - Fabrication on Lot 18, Block 4, NCB 17730 located at 6430 Railway. Staff recommends Approval.
14. [15-4007](#) ZONING CASE # Z2015239 S (Council District 3): A request for a change in zoning from "C-2 MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2 RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "C-2 S MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay with Specific Use Authorization for a Carwash and "C-2 S RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 20, NCB 10930 located at 7622 South Presa Street. Staff recommends Approval.
15. [15-4027](#) ZONING CASE # Z2015240 CD (Council District 3): A request for a change in zoning from "C-2 H MC-1 AHOD" Commercial Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "C-2NA CD H MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair located on Lot 4 C, Block D, NCB 7674 located at 2937 Roosevelt Avenue. Staff recommends Approval.
16. [15-4102](#) ZONING CASE # Z2015242 HL (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood

Conservation Airport Hazard Overlay District on Lot 21 and West 40 Feet of Lot 22, Block 1, NCB 3030 located at 1123 West French Place.

Director's Report:

1. Update on the 2015 UDC Amendments
2. Update on the 2015 Annexation Process

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).