

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, October 6, 2015**

**11:00 AM**

**1901 S. Alamo**

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### ZONING COMMISSIONERS

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

**Vacant - District 1**  
**Orlando Salazar - District 4**  
**Christopher Martinez - District 6**  
**Francine Romero - District 8**

**Vacant - District 3**  
**Ricardo Briones - District 5**  
**Vacant- District 7**  
**Reinette King - District 10**

11:00 a.m. - Work Session - Tobin Room

- A briefing on the UDC update process outlining work that has been done, major amendments that have been considered and passed by the TAC, and soliciting feedback from Commission members regarding the upcoming review and adoption of the UDC amendments.

-A briefing on the proposed zoning for the IH-10 East Annexation Area.

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

Roll Call.

1. [15-5178](#) Consideration of September 15, 2015 Zoning Commission Minutes
2. [15-5179](#) Consideration of September 18, 2015 Zoning Commission Special Meeting Minutes
3. [15-4907](#) WITHDRAWN (Continued from 09/01/15) ZONING CASE # Z2015240 CD (Council District 3): A request for a change in zoning from "C-2 H MC-1 AHOD" Commercial Mission Historic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.

4. [15-4851](#) (WITHDRAWN) ZONING CASE # Z2015281 (Council District 5): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 11,12,13 and 14, Block 4, NCB 2438 located at 1214 El Paso Street and 806, 810, and 814 South Brazos Street. Staff recommends Approval.
5. [15-5079](#) (Continued from 09/15/15) ZONING CASE # Z2015223 CD (Council District 1): A request for a change in zoning from "MF-33" Multi-Family District to "C-2 CD" Commercial District with a Conditional Use for Self-Service Storage Facility on approximately 2.76 acres out of NCB 11687 located at 4718 Vance Jackson. Staff recommends Approval.
6. [15-5054](#) ZONING CASE # Z2015262 (Council District 4): A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.204 acres of land out of NCB 14552 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on 16.725 acres of land out of NCB 14552, generally located South of Loop 410 on State Highway 16 South. Staff recommends Approval.
7. [15-4710](#) ZONING CASE # Z2015272 (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard District with uses permitted in "MF-18" Limited Density Multi-Family Residential District not to exceed ten (10) units on Lots 1, 2, 3, and 4 (save and except the west 5 feet of Lot 4), Block 1, NCB 3097, located at 1519 South Presa Street. Staff recommends Approval.

8.     [15-5148](#)     ZONING CASE # Z2015283 CD (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Variety Store with Outdoor Display on Lot P-33, NCB 17970, located at 8151 Eckhert Road. Staff recommends Approval.
  
9.     [15-5171](#)     ZONING CASE # Z2015284 (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.723 acres of land out of NCB 11928 located at 7701 Broadway Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15081)
  
10.    [15-5150](#)     ZONING CASE # Z2015285 (Council District 7): 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 1.975 acres of land out of NCB 17946, located at 8750 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15079)
  
11.    [15-5053](#)     ZONING CASE # Z2015286 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 5 & 6, Block 2, NCB 6481 located at 1544 West Mistletoe. Staff recommends Approval.
  
12.    [15-5046](#)     ZONING CASE # Z2015287 HL (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District located on Lot 1 & 2, Block 6, NCB 2339 located at 1600 Buena Vista Street. Staff recommends Approval.
  
13.    [15-5047](#)     ZONING CASE # Z2015288 HL (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District located on Lot 3, Block 6, NCB 2339 located at 1610 Buena Vista Street. Staff recommends Approval.

14. [15-5057](#) ZONING CASE #Z2015289 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 35, 36 and East 12.5 Feet of Lot 37, Block 3, NCB 6482 located at 1527 West Mistletoe Avenue. Staff recommends Approval.
15. [15-5111](#) ZONING CASE # Z2015290 HL (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District C-3NA HL AHOD" General Commercial Nonalcoholic Sales Historic Landmark Airport Hazard Overlay District on lot 7 & 8, Block 2, NCB 6112, located at 1912 and 1914 Guadalupe Street. Staff recommends Approval.
16. [15-5112](#) ZONING CASE # Z2015291 HL (Council District 2): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 HL AHOD" Light Commerical Historic Landmark Airport Hazard Overlay District on Lots 9, 10, and 11, Block 12, NCB 1531, located at 1918 Martin Luther King Drive. Staff recommends Approval.
17. [15-5048](#) ZONING CASE # Z2015292 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-6" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District, Motorcycle Repair and two (2) Residential Units located on Lot 1 and 2, Block 2, NCB 2579 located at 1802 South Flores Street and 110 East Fest Street. Staff recommends Approval.
18. [15-5049](#) ZONING CASE # Z2015293 (Council District 7): 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 located on East 14 Feet of Lot 16 and West 36 Feet of Lot 17, Block 18, NCB 9238 located at 2751 Culebra Road. Staff recommends Approval.
19. [15-5173](#) ZONING CASE # Z2015294 CD (Council District 7): A request for a

change in zoning from "C-2 NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the South 44 feet of Lot 25 and Lot 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. (Associated Plan Amendment 15060)

20.     [15-5113](#)     ZONING CASE # Z2015296 CD (Council District 10): 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 a Conditional Use for Landscape Materials - Sales and Storage on approximately 8.537 acres of land out Lot P-14A and Lot P-14B, NCB 15702, located at 4455 Stahl Road. Staff recommends Approval.
21.     [15-5172](#)     ZONING CASE # Z2015297 CD (Council District 4): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Climate Controlled Storage on Lots A & B, Block 1, NCB 11253 located at 335 Kelsey Avenue. Staff recommends Approval.
22.     [15-5168](#)     ZONING CASE # Z2015301 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 Motor Vehicle Sales on Lot 2A, NCB 10114 located at 5939 San Pedro Avenue. Staff recommends Approval.
23.     [15-5177](#)     Consideration and Action on the proposed cancellation of the January 5, 2016 Zoning Commission Meeting.

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).**