

City of San Antonio



AGENDA **Zoning Commission**

Development and Business Services
Center
1901 South Alamo

Tuesday, October 20, 2015

1:00 PM

1901 S. Alamo St.

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

11:30 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.
- B. Briefing regarding proposed amendments to Chapter 35 (Unified Development Code), Article 6 of the City Code of San Antonio, Texas, relating to Historic District Designation and Demolitions.
- C. Briefing regarding proposed amendments to Chapter 35 (Unified Development Code), Article 6 of the City Code of San Antonio, Texas, relating to Demolition of Structures designated as Historic, and related Changes to Chapter 6 of the City Code (Buildings).
- D. Discussion of policies and administrative procedures and any items for consideration on the agenda for October 20, 2015.

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

Roll Call.

1. [15-5381](#) Consideration of October 6, 2015 Zoning Commission Minutes
2. [15-5078](#) WITHDRAWN (Continued from 09/15/15) ZONING CASE #

Z2015249 CD (Council District 6): 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 Conditional Use for Motor Vehicle Sales (Full Service) on approximately 0.472 of an acre out of NCB 15350 located at 7494 Timbercreek. Staff recommends Approval.

3. [15-4728](#) (Continued from 08/18/15) ZONING CASE # Z2015180 (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.2040 acres out of NCB 8814 located at 1807 West Wildwood Drive. Staff recommends Denial with Alternate recommendation. (Associated Plan Amendment #15062)
4. [15-5388](#) (Continued from 10/06/15) 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)
5. [15-5233](#) ZONING CASE # Z2015295 S (Council District 4): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for Oversized Vehicle Sales, Service and Storage on Lot P-11M and P-46, NCB 14567 located at 9616 New Laredo Highway. Staff recommends Approval.
6. [15-5360](#) ZONING CASE # Z2015302 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in the 400 Block of South Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15085)

7. [15-5359](#) ZONING CASE # Z2015303 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office to "C-1 AHOD" Light Commercial Airport Hazard Overlay District in the West 64.86 feet of Lot D, Block 35, NCB 1937, located at 1633 West Kings Highway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15086)
8. [15-5236](#) ZONING CASE # Z2015304 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.286 acres of land and "BP AHOD" Business Park Airport Hazard Overlay District on 46.148 acres of land on Lots P-9, P-9A, P-9C, P-2, P-10, P-2A, P-1, P-3F, P-3G, NCB 17983 located at 2694 Foster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 15087)
9. [15-5237](#) ZONING CASE # Z2015305 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "IDZ AHOD" Infill Development Airport Hazard Overlay District with Single-Family Residential Uses up to Fifteen (15) Units per acre on Lots 16-21, NCB 11879 located in the 200 Block of Ridgecrest Drive at Lookover Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15088)
10. [15-5356](#) ZONING CASE # Z2015306 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex Dwelling on Lots 22 and 23, Block 19, NCB 7328 located 136 Agnes Drive. Staff recommends Approval.
11. [15-5391](#) ZONING CASE # Z2015307 (Council District 3): 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 Lot 24, NCB 9472 located at 434 South West Military

Drive. Staff recommends Approval.

12. [15-5393](#) ZONING CASE # Z2015308 (Council District 3): 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 "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, Block 9, NCB 10976 located at 6930 Pecan Valley Drive at South New Braunfels Avenue. Staff recommends Approval.
13. [15-5357](#) ZONING CASE # Z2015309 CD (Council District 7): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 15, Block 3, NCB 16364 located 4843 Timco West. Staff recommends Approval.
14. [15-5232](#) ZONING CASE # Z2015310 S (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel on 1.794 acres of land out of NCB 15602 located in the 6500 block of West Military Drive. Staff recommends Approval.
15. [15-5517](#) Consideration and recommendation of amendments to the Chapter 35 of the Municipal Code, the Unified Development Code, affecting all Articles, Appendices, and adding a new Appendix. These amendments are part of the 2015 UDC 5-year update program.
16. [15-5518](#) Consideration and recommendation of amendments to Chapter 35 (Unified Development Code), Article 6 of the City Code of San Antonio, Texas, relating to Historic District Designation and Demolitions.
17. [15-5519](#) Consideration and recommendation of amendments to Chapter 35 (Unified Development Code), Article 6 of the City Code of San Antonio, Texas, relating to Demolition of Structures designated as Historic, and related Changes to Chapter 6 of the City Code (Buildings).

Director's Report: Update on Commissioner Appointments.

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).