

City of San Antonio



AGENDA Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, November 17, 2015

1:00 PM

1901 S. Alamo St

ZONING COMMISSIONERS

William Shaw III - District 2, Chairman

Paula McGee - District 9, Vice-Chair

Francine Romero - District 8, Chair Pro-Tem

Siboney Diaz-Sanchez - District 1

Orlando Salazar - District 4

Christopher Martinez - District 6

Reinette King - District 10

Joy McGhee - District 3

Ricardo Briones - District 5

Vacant- District 7

Cecilia Garcia – District Mayor

12:45 p.m. - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for November 17, 2015.

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

Roll Call.

1. [15-5895](#) Consideration of November 3, 2015 Zoning Commission Minutes
2. [15-5887](#) (Continued from 11/03/15) ZONING CASE # Z2016004 (Council District 2): A request for a change in zoning from "D HE AHOD" Downtown Historic Exceptional Airport Hazard Overlay District and "D AHOD" Downtown Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District on approximately 3.82 acres of land out of NCB 567 at 1305 East Houston Street and 430 North Cherry Street. Staff recommends Denial.
3. [15-5888](#) (Continued from 11/03/15) ZONING CASE # Z2016005 (Council District 2): A request for a change in zoning from "IDZ HS AHOD"

Infill Development Zone Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District on 5.307 acres of land out of NCB 593 and NCB 595 at 1617 and 1631 East Commerce Street. Staff recommends Denial.

4. [15-5809](#) (POSTPONEMENT FROM 04/07/15) ZONING CASE # Z2015144 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family District Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.214 acres out of Lot P-9E, NCB 34400 located in the 10800 block of Northwest Military Highway. Staff recommends Approval.
5. [15-5885](#) (POSTPONEMENT FROM 06/16/15) ZONING CASE # Z2015191 CD (Council District 2): A request for a change in zoning from "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lots 1, 2, & 3, Block 5, NCB 12875, located at 9310 Northeast Loop 410. Staff recommends Approval.
6. [15-4801](#) ZONING CASE # Z2015271 (Council District 6): A request for a change in zoning from "R-4 GC-2 AHOD" Residential Single-Family Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on 0.146 acres of land out the South 120 feet of Lots 1 and 2, Block 13, NCB 8997, save and except the five foot (5') portion deeded to the City of San Antonio, located at 258 Ardmore Street. Staff recommends Approval.
7. [15-5585](#) ZONING CASE # Z2016003 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use of Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff recommends Approval.
8. [15-5811](#) ZONING CASE # Z2016008 (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 Uses permitted in "R-4" Residential Single-Family and "C-1" Light Commercial District on Lot 13, Block 1, NCB 2181 located at 549 Ruiz Street. Staff recommends Approval.

9. [15-5856](#) ZONING CASE # Z2016009 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 Conditional Use for a Professional Office on 0.1837 acres of land out of NCB 1997 located at 1406 West French Place. Staff recommends Approval.

10. [15-5810](#) ZONING CASE # Z2016010 CD (Council District 7): A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial.

11. [15-5876](#) ZONING CASE # Z2016014 (Council District 5): A request for a change in zoning from "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District with Uses Permitted in "C-2" Commercial District on 0.221 acres of land out of NCB 2302, located at 1617 West Commerce Street. Staff recommends Approval.

12. [15-5805](#) ZONING CASE # Z2016015 S (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Residential Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on 0.773 acres of land out of NCB 7589 and NCB 7587, located at 3726 and 3728 South New Braunfels Avenue. Staff recommends Approval.

Director's Report: 2015 UDC Amendments update.

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).