

# City of San Antonio



## AGENDA Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, May 3, 2016**

**1:00 PM**

**1901 S. Alamo St.**

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### 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**

**Grace Rose Gonzales – 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 May 3, 2016. Briefing on the Hot Wells Large Area Rezoning and the UDC Amendment to increase signs for Zoning Cases.

Roll Call.

1. [16-2791](#) ZONING CASE # Z2016112 CD S ERZD (Council District 9): A request for a change in zoning from "C-2 CD MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Aquifer Recharge District with a Conditional Use for an Indoor Theater Permitting Over 2 Screens and/or Stages to "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Aquifer Recharge District with Conditional Use and Specific Use Authorization for a Carwash on Lot 5, Block 4, NCB 18218, located at 23202 US Highway 281 North. Staff recommends Approval.

2. [16-2907](#) (Continued from 04/19/2016) ZONING CASE # Z2016113 (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 6, Block 6, NCB 17640 generally located in the 10200 Block of West Military Drive. Staff recommends Approval.
3. [16-2908](#) (Continued from 04/19/2016) ZONING CASE # Z2016127 (Council District 1): A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16034)
4. [16-2911](#) ZONING CASE # Z2016116 (Council District 1): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Office/Warehouse on Lots 1 and 2, NCB 754 located at 1202 North Flores Street. Staff recommends Approval.
5. [16-2899](#) ZONING CASE # Z2016131 (Council District 6): A request for a change in zoning from "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District on approximately 202.0 acres of land out of NCB 19127, NCB 15329 and NCB 15849, generally located at the intersection of Highway 151 and Ingram Road. Staff recommends Approval.

6. [16-2821](#) ZONING CASE # Z2016132 (Council District 2): A request for a change in zoning from "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "C-2" Commercial District on Lot 8, NCB 12894 and Lot 35, NCB 12891, located at 4642 Rigsby Avenue and 2406 Tyne Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16035)
7. [16-2823](#) ZONING CASE # Z2016133 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 4, 5 and 6, Block 2, NCB 9252 located at 2530 Culebra Road. Staff recommends Approval.
8. [16-3004](#) ZONING CASE # Z2016134 CD (Council District 5): 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 Auto Sales on Lots 5 - 10, Block 15, NCB 8303 located at 2924, 2928 and 2932 Culebra Road. Staff recommends Approval.
9. [16-2750](#) ZONING CASE # Z2016135 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay on 3.00 acres of land out of NCB 13663 generally located in the 8400 Block of Charles Katz Drive. Staff recommends Approval.
10. [16-3005](#) ZONING CASE # Z2016136 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 Three (3) Residential Dwelling Units on 0.113 acres of land out of NCB 2023, located at 2002 North Calaveras. Staff recommends Denial with Alternate Recommendation.
11. [16-2751](#) ZONING CASE # Z2016137 (Council District 5): 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 Lots 3 & 4, Block 22, NCB 8543 located at 1524 Castroville Road. Staff recommends Approval.

12.     [16-2825](#)     ZONING CASE # Z2016138 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District and "C-2NA" Commercial Nonalcoholic Sales District on 7.5 acres out of NCB 14862, generally located in the 5400 block of Prue Road. Staff recommends Approval.
  
13.     [16-2900](#)     ZONING CASE # Z2016139 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-42, NCB 15678, located at 3724 Thousand Oaks Drive. Staff recommends Approval.
  
14.     [16-2794](#)     ZONING CASE # Z2016140 S (Council District 9): A request for a change in zoning from "C-2 MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District to "C-2 S MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash) on 1.501 acres out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16037).
  
15.     [16-2793](#)     ZONING CASE # Z2016141 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Housing Airport Hazard Overlay District on Lots 18, 19, and 20, NCB 15666, located in the 12000 Block of FM 1937. Staff recommends Approval.
  
16.     [16-2786](#)     ZONING CASE # Z2016153 (Council District 4): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 1, NCB 13965, located at 4802 Morey Road. Staff recommends Approval.
  
17.     [16-2884](#)     Consideration of the April 19, 2016 Zoning Commission Minutes

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.

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