SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 17, 2015

The Zoning Commission of the City of San Antonio met in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1. **1:05 PM – Public Hearing**

2. Roll Call.

Present: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia
Absent: None

3. **Consideration of November 3, 2015 Zoning Commission Minutes.**

Chairman Shaw motioned for approval of the minutes as amended and all Commissioners voted in the affirmative.

COMBINED HEARING:

4. **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.

Staff mailed 32 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Community Workers Council.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

5. **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.

Staff mailed 44 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Gardendale Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

6. **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.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

Commissioner Martinez entered the Zoning Commission meeting.

REQUESTED CONTINUANCES

7. **(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 West Military Drive. Staff recommends Approval.

The following citizens appeared to speak:

Karl Hammerle, spoke in opposition.

Paul Von Bar-Lutes, spoke in opposition.

Abbott Ghezzi, spoke in opposition.

Jonathan Clark, spoke in opposition.

Mike Allsop, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Salazar and seconded by Commissioner Garcia for a continuance to December 15, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

8. **(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.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Chairman Shaw and seconded by Commissioner Romero for a continuance to December 1, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2016003 (Council District 2):** 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 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.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Chairman Shaw and seconded by Commissioner Romero for a continuance to December 1, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

10. **(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.

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association sent a letter of opposition.

James McKnight, representative, presented background information on the property, and stated the future plan is to develop the property.

The following citizens appeared to speak:

Susan Beavin, San Antonio Conservation Society, read a statement in opposition.

Nettie Hinton, spoke in opposition.

Liz Franklin, Dignowity Hill Neighborhood Association, spoke in favor.

Charles Williams Sr., spoke in favor

Shannon Miller, Office of Historic Preservation, stated in compliance with the UDC Code, the Office of Historic Preservation does not recommend Approval.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Chairman Shaw and seconded by Commissioner Martinez to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Romero, King, Garcia
NAY: Salazar, P. McGee

THE MOTION CARRIED

11. **(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.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. The Dignowity Hill Neighborhood Association sent a letter of opposition, and the Denver Heights Neighborhood Association is in favor.

James McKnight, representative, presented background information on the property, and stated the future plan is to develop the property.

The following citizens appeared to speak:

Susan Beavin, San Antonio Conservation Society, read a statement in opposition.

Nettie Hinton, spoke in opposition.

Liz Franklin, Dignowity Hill Neighborhood Association, spoke in favor.

Charles Williams Sr., spoke in favor.

Shannon Miller, Office of Historic Preservation, stated in compliance with the UDC Code, the Office of Historic Preservation does not recommend Approval.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Chairman Shaw and seconded by Commissioner Martinez to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, King, Garcia
NAY: P. McGee

THE MOTION CARRIED

12. **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.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 5 returned in opposition.

Elizabeth Santos, applicant, explained the planned project of an in-home accounting office. Applicant stated she will be living at the property.

The following citizens appeared to speak:

Esther Martinez, concerned about future uses.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Briones to recommend Denial.

AYES: Diaz-Sanchez, J. McGhee, Briones,
NAY: Shaw, Salazar, Martinez, Romero, P. McGee, King, Garcia

THE MOTION FAILED

A motion to reconsider was made by Commissioner Salazar and seconded by Commissioner Garcia.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Salazar and seconded by Commissioner Martinez to recommend Approval with the following conditions:

1. There shall be not exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
3. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Chairman Shaw added a friendly amendment to the motion to include the hours of operations as 7:00 a.m. or after 9:00 p.m.

AYES: Shaw, Salazar, Martinez, Romero, P. McGee, King
NAY: Diaz-Sanchez, J. McGhee, Briones, Garcia

THE MOTION CARRIED

13. **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.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from Woodlawn Hills and Ingram Hills Neighborhood Associations.

Jose Torrez, applicant, requested the zoning to allow him to so light welding in the garage.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Briones for a continuance to December 1, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

Commissioner Salazar left the Zoning Commission meeting at 3:16pm.

14. **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.

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and the Highland Hills Neighborhood Association is in favor.

Ashley Farrimond, representative, presented the planned project as a future Bubblebath Carwash.

The following citizens appeared to speak:

Patrick Galvan, spoke in opposition, and concerned with the traffic hazards.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner J. McGhee and seconded by Commissioner King to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Romero, P. McGee, King, Garcia
NAY: None

THE MOTION CARRIED

15. **Director's Report:**
    1. UDC update
    2. New Commissioner Orientation

16. There being no further business, the meeting was adjourned at 3:24pm.

APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary