

May 19, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 19, 2015**

DRAFT

1. 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.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard
ABSENT: Salazar, Ornelas

3. Consideration of May 5, 2015 Zoning Commission Minutes.

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

COMBINED HEARING:

4. **ZONING CASE # Z2015097 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497 located at 403 West Rhapsody Drive. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition, and 0 returned in favor.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Briones, Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2015172 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 0.8287 acres being Lot 77, Block 58, NCB 11106 located at 303 West Baetz Boulevard. Staff recommends Approval.

May 19, 2015

Staff mailed 21 notices to the surrounding property owners, 0 returned in opposition, and 0 returned in favor.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015166 (Council District 8):** A request for a change in zoning from "MF-50 MLOD" Multi-Family Military Lighting Overlay District to "C-2 MLOD" Commercial Military Lighting Overlay District on approximately 3.153 acres of land being P-19 ABS out of NCB 15825, generally located in the 14100 Block of Vance Jackson at UTSA Boulevard. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition, and 0 returned in favor, and no response from the Tierra Linda Neighborhood Association.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015174 S (Council District 6):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 4 and 5, Block 1, NCB 18859, generally located in the 9600 Block of Culebra Road. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in opposition, and 1 returned in favor.

May 19, 2015

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

AYES: Shaw, Alvarado, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015178 (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot A-13 and A-14, Block 11, NCB 540 located at 810 North Olive Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 3 returned in opposition, 0 returned in favor, and no response from the Dignowity Hills Neighborhood Association.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2015179 (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 15.65 acres out of NCB 17726. Located on a portion of the 17400 Block of Judson Road. Staff recommends Approval.

Staff mailed 58 notices to the surrounding property owners, 2 returned in opposition, 0 returned in favor, and no response from the Vista Neighborhood Association.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Briones, Romero, McGee, McFarland, Heard

NAY: None

May 19, 2015

THE MOTION CARRIED

10. **ZONING CASE # Z2015182 (Council District 9):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 44, NCB 13847 located at 214 West Turbo Drive. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition, and 1 returned in favor.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Salazar, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2015184 S (Council District 9):** 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 a Specific Use Authorization for a Carwash on Lot 1, Block 4, NCB 17653 generally located in the 12600 Block of Jones Maltsberger Road and Budding Boulevard. Staff recommends Approval.

Staff mailed 39 notices to the surrounding property owners, 1 returned in opposition, 4 returned in favor, and no response from the Townhomes of North Park Neighborhood Association.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Salazar, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2015185 S (Council District 3):** 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 a Specific Use Authorization for a Carwash on Lot P-

May 19, 2015

50 and P-50A, Block 3, NCB 11166. Located at 12100 US Highway 281 South. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition, 1 returned in favor, and no response from the Mission De Lago Homeowners Association.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Salazar, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

13. ZONING CASE # Z2015190 (Council District 2): A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and a Mobile Food Court on Portion of Lot 11, Lot 12, and Lot 13, Block 24, NCB 534. Located at 201 Burnet Street. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition, 1 returned in favor, and the Dignowity Hills Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Shaw, Alvarado, Salazar, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

14. ZONING CASE # Z2015141 CD (Council District 7): A request for a change in zoning from "C-1 NCD-3 AHOD" Light Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use

May 19, 2015

Authorization for Motor Vehicle Sales (Full Service) on Lot 304 Save and Except the NW IRR 35.32 Feet of 304 and Lot 305, Block E, NCB 11553. Located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff recommends Denial.

Staff mailed 40 notices to the surrounding property owners, 6 returned in opposition from property owners outside of 200 feet, and 0 returned in favor. The Ingram Hills Neighborhood Association is in opposition, and no response from the Thunderbird Hills Neighborhood Association. A petition with ten (10) signatures in opposition was also received.

Baltazar R. Serna Jr., representative, addressed the Commission with hours of operations of Monday through Friday 10 am to 6 pm. Representative explained and showed pictures of the planned project of the auto sales unit. Representative is willing to work with the community and the neighborhood associations. It was noted the applicant is amending the application to omit Lot 305, and maintain the request for Lot 304 with the Conditional Use Authorization for Motor Vehicle Sales without full service repair.

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 Heard and seconded by Commissioner McGee to recommend approval.

AYES: Shaw, Alvarado, Briones, Heard
NAY: Romero, McGee, McFarland

THE MOTION FAILED

Commissioner Martinez entered the Zoning Commission session at 1:35pm

A motion to reconsider was made by Commissioner Romero and seconded by Commissioner McFarland. Motion was approved by voice vote with all Commissioners voting in the affirmative.

A motion was made by Commissioner Romero and seconded by Commissioner McFarland for a continuance on June 2, 2015.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard
NAY:

THE MOTION CARRIED

May 19, 2015

15. ZONING CASE # Z2015121 S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laboratory-Research and Development Testing on Lot 11, Block 5, NCB 15671 located at 1922 Dry Creek Way. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition, and 1 returned in favor.

Mike Barr, SAWS Representative, recommended approval.

Bill Kaufman, representative, explained planned project of a laboratory for testing construction materials. Applicant has worked with SAWS and Commissioner McGee to address any issues and concerns and develop a list of conditions for 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 Commissioner McGee and seconded by Commissioner Romero to recommend approval with the addition of the following conditions to the SAWS letter:

1. Occupants of 1922 Dry Creek Way, Lot 11, Block 5, NCB 15671, current or future, must comply with SAWS conditions in order to operate a research lab on the property.
2. An annual inspection of the facility at 1922 Dry Creek Way must be completed by SAWS to verify compliance with the SAWS report.
3. The occupant of 1922 Dry Creek Way must adhere to all safety protocols and procedures as set forth by the SAWS report in the City of San Antonio Regulations.
4. Chemical inventory at 1922 Dry Creek Way will remain consistent with a Class B lab and in accordance with the National Fire Protection Association 45.
5. Storage, handling and safety measures of chemicals will be in compliance with OSHA standards and Laboratories Best Practices.
6. Chemical Inventory will remain consistent with chemical description according to Chemical Family and Quantities as noted and the occupancy classification letter certified February 9, 2015 attached to the SAWS letter.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

May 19, 2015

16. ZONING CASE # Z2015132 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "RM-6" Residential-Mixed District on the South 176.1 Feet of Lot 56, NCB 10615 located at 4518 Kay Ann Drive. Staff recommends Approval.

Staff noted the applicant will be amending the application and is working with the neighborhood to address issues and concerns.

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 Shaw and seconded by Commissioner Martinez for a continuance to June 2, 2015.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

17. ZONING CASE # Z2015183 CD (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Four-Family Dwelling on Lot 1 save and except North 15 Feet, Block 34, NCB 3589. Located at 403 School Street. Staff recommends Denial.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and the Roosevelt Park Neighborhood Association is in favor.

Raul Sifontes, representative, explained the project of accommodating the live-in tenants and renovating the property. The applicant also stated he purchased the property with the current zoning and structures which consist of a four-plex on the property.

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 Alvarado and seconded by Commissioner Briones to recommend approval.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

May 19, 2015

NAY: None

THE MOTION CARRIED

18. **ZONING CASE # Z2015163 (Council District 6):** 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 "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 31.40 acres being Lots P-1B, Block 32, P-5, Block 34, and P-8, Block 35 out of NCB 15849, generally located in the 10500 Block of Ingram Road. Staff recommends Approval.

Staff mailed 124 notices to the surrounding property owners, 3 returned in opposition, 0 returned in favor, and no response from the El Sendero Neighborhood Association.

Patrick Christensen, explained that the planned project of homes will be consistent with the surrounding area.

The following citizens appeared to speak:

Richard Hinebaugh, expressed his opinions and concerns with parts of the planned project.

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 Martinez and seconded by Commissioner McFarland to recommend approval.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

19. **ZONING CASE # Z2015186 CD (Council District 7):** A request for a change in zoning from "R-4" Residential Single-Family District to "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to Sixteen (16) Residents on 2.19 acres out of NCB 18553, located on a portion of the 8800 Block of Guilbeau Road. Staff recommends Approval.

May 19, 2015

Staff mailed 20 notices to the surrounding property owners, 1 returned in opposition, 0 returned in favor, and no response from the Braun Station West Community Improvement Association.

Xavier Torres, representative, explained the planned project for an assistant living facility for bed-ridden patients.

The following citizens appeared to speak:

Gilbert Rodriguez, spoke in opposition.

Martina Torres, 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 Heard and seconded by Commissioner Romero to recommend approval.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

20. ZONING CASE # Z2015064 (Council District 3): A request for a change in zoning to Historic Overlay and Historic Landmark for properties bound by approximately 649 acres known as the four (4) Mission Protected Overlay zoning districts created and described by and in Ordinance 2014-10-02-0742, generally located on the following streets within the vicinity of (1) Mission Concepcion: Oakcrest Avenue, Parkview Boulevard, E Theo Boulevard, Mission Road, Felisa Street, Kalteyer, Isabel Street, Benita Street, Palo Blanco, Weaver Road, and East Mitchell Street, being within generally located with NCB 20 and NCB 20A, NCB 3975, NCB 3976, NCB 3977, NCB 3978, NCB 3979, NCB 3980, NCB 6513, NCB 6514, NCB 6515, NCB 6516 and NCB 6519; and generally located on the following streets within the vicinity of (2) Mission Espada: Espada Road, Camino Coahulteca, Desgue, Villamain, and Southeast Loop 410 Access Road, being generally located within NCB 11040, NCB 11041, NCB 11173 and NCB 10933; and generally located on the following streets within the vicinity of (3) Mission San Jose: San Jose Drive, Ferm Road, Floss Road, Sexauer Drive, Pyron Avenue, Napier, Woodhull, Roosevelt Avenue, Huisar Street, Crane Avenue, Adelphia, Dickson Avenue, Bonner Avenue, East Ravenhill Drive, Congress, Clutter Avenue, East Pyron Avenue, Pacheco Drive, East White Avenue, Dagley Drive and Kelly Drive being generally located within NCB 7669, NCB 7670, NCB

May 19, 2015

7671, NCB 7658, NCB 7659, NCB 7675, NCB 7676, NCB 7668, NCB 7660, NCB 8618, NCB 8618, NCB 7661, NCB 11911, NCB 11912, NCB 11913, NCB 11914, NCB 11915, NCB 11916, and NCB 11917; and generally located on the following streets within the vicinity of (4) Mission San Juan Capistrano: Graf Road, Mission Parkway, Unnamed Street at South Presa Street, South Presa Street, Old Corpus Christi Road, and Villamain being generally located within NCB 10920, NCB 10922, NCB 10923, NCB 10924, and NCB 10933. Staff recommends Approval.

Staff mailed 964 notices to the surrounding property owners, 1 returned in opposition, and 6 returned in favor.

Cory Edwards, City of San Antonio Office of Historic Preservation, involved in the development of the meetings associated with the overlays addressed the Commission. Mr. Edwards explained the need to protect the environment of the missions, and proposed the Buildable Zone for properties in-radius of the Missions.

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 Alvarado and seconded by Commissioner Martinez to recommend approval.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

21. A hearing and discussion in regards to amend the Unified Development Code, specifically the “GC-1” Hill Country Gateway Corridor Site Development Standards, to make minor modifications to the corridor for clarity and to create a major highway node to modify certain requirements in the vicinity of the intersection of IH -10 and Loop 1604.

A motion was made by Commissioner Romero and seconded by Commissioner McFarland for approval as presented with the ½ (half) mile node with the following recommendations:

- Consideration for additional restrictions for the corridor north of the node, specifically including a ban on digital signs.
- Consideration whether the corridor should continue South of the node to UTSA Boulevard.
- Clarification and discussion on colors for the node, by omitting or expanding on the wording of specifications on the colors.

May 19, 2015

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

22. **Director's Report:** Complete and turn forms for assigned log-on.

23. There being no further business, the meeting was adjourned at 3:24 p.m.

May 19, 2015

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary