

Z2016270 CD S ERZD

ZONING CASE # Z2016270-A CD S ERZD (Council District 9) – November 1, 2016

A request for a change in zoning from "OCL" Outside City Limits to "C-2" Commercial District and "O-1.5" Mid-Rise Office District and Overlay Districts of "ERZD" Edwards Recharge Zone District, MLOD-1" Military Lighting Overlay District 1, and creating and assigning the "GC-3" US 281 North Gateway Corridor District, as applicable, being the following Bexar County properties: 26669, 266670, 266671, 266668, 268798, and 266765. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)

Staff mailed 683 notices to the surrounding property owners, and also notified the NEISD, SAWS, and Camp Bullis.

Logan Sparrow, City of San Antonio, Senior Planner, presented the updated case information to the Zoning Commission regarding the property ID recommendations for 26669, 266670, 266671, 266765, and 266668. He also stated Property ID 268798 will be postponed.

The following citizens appeared to speak:

Rick Thompson, representative of the Country Place Neighborhood Association, requested a continuance.

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 for case Z2016270-A CD S ERZD by Commissioner Greer and seconded by Commissioner Head to recommend approval for "C-2" for the following property IDs: 26669, 266670, 266671, 266668, 268798, and 266765.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

Z2016270 CD S ERZD

ZONING CASE # Z2016270 CD S ERZD (Council District 9) – October 18, 2016

A request for a change in zoning from "OCL" Outside City Limits to "MXD" Mixed Use District, "NP-15" Neighborhood Preservation District, "C-2" Commercial District, "C-3" General Commercial District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "O-1.5" Mid Rise Office District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "C-2 CD" Commercial District with Conditional Use for a Movie Theater, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Machine Shop, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD" Commercial District with Conditional Use for a Carwash, "C-2 CD" Commercial District with Conditional Use for Feed, Seed, and Fertilizer Sales (With Outdoor Storage Permitted), "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Carwash, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Boat and Marine – Storage (Outside Permitted), "C-2 CD" Commercial District with Conditional Use for Landscaping Materials – Sales and Storage, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Micro-distillery, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Metal Products Fabrication, "C-3 CD S" General Commercial District with Conditional Use and Specific Use Authorization for Oversized Vehicle Sales, Service, or Storage and Boat and Marine Storage, "C-2 S" Commercial District with Specific Use Authorization for a Hospital, "C-2 S" Commercial District with Specific Use Authorization for a Hotel, "C-2 S" Commercial District with Specific Use Authorization for a Wireless Communication System, "C-2 S" Commercial District with Specific Use Authorization for a Golf Driving Range, "C-2 S" Commercial District with Specific Use Authorization for a Funeral Home or Undertaking Parlor and overlay Districts of "ERZD" Edwards Recharge Zone District, MLOD-1" Military Lighting Overlay District 1, and creating and assigning the "GC-3" US 281 North Gateway Corridor District, as applicable, located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) of San Antonio's Extraterritorial Jurisdiction (ETJ), generally located approximately 1,000 feet along US 281 North right-of-way, beginning approximately at the City limits of San Antonio south of Marshall Road and Northwind Blvd in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)

Staff mailed 683 notices to the surrounding property owners, and also notified the NEISD, SAWS, and Camp Bullis.

Z2016270 CD S ERZD

Logan Sparrow, City of San Antonio, Senior Planner, presented the case information to the Zoning Commission. He stated staff mailed 683 notices to the surrounding property owners, and also notified the NEISD, SAWS, and Camp Bullis.

The following citizens appeared to speak:

Patrick Christensen, representative, stated he is representing Builders of a proposed Cell Tower for Comal County Property ID 17021. He requested 2,400 acres be zoned “C-1 S with Specific Use Authorization for a Wireless Communication System”

Bebb Francis, representative for Telecom Towers LLC, requested the zoning for Property ID 270596 to be amended to “C-1 S with Specific Use Authorization for an existing 338 foot guide and tent support structure and a wireless communication system.”

Rick Thompson, representative of the Country Place Neighborhood Association, located in the area of Ramblewood and 281. He requested the zoning in his area be amended to “C2-NA”.

James Griffin, representative for many property owners in the area, and stated they support all of the staff recommendations.

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 Greer and seconded by Commissioner King for case Z2016270 ERZD to recommend Approval for the amended requests for property ID 270596 from “C-2 CD S” to “C-1 S with Specific Use Authorization for a Cell tower”, and for Property ID 17021 from “C-2 CD S” to “C-1S with Specific Use Authorization for Cell towers” for apportion of the property.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

Z2016270 CD S ERZD

A motion was made by Commissioner Greer and seconded by Commissioner King for a continuance for the following Property Id's: 266668, 266669, 266670, 266671, 266765, and 268798 to November 1, 2016.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Greer and seconded by Commissioner King to recommend Approval for all the remaining Property Id's for case Z2016270 ERZD

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2016270 CD S ERZD (Council District 9) – October 18, 2016

A request for a change in zoning from "OCL" Outside City Limits to "MXD" Mixed Use District, "NP-15" Neighborhood Preservation District, "C-2" Commercial District, "C-3" General Commercial District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "O-1.5" Mid Rise Office District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "C-2 CD" Commercial District with Conditional Use for a Movie Theater, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Machine Shop, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD" Commercial District with Conditional Use for a Carwash, "C-2 CD" Commercial District with Conditional Use for Feed, Seed, and Fertilizer Sales (With Outdoor Storage Permitted), "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Carwash, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Boat and Marine – Storage (Outside Permitted), "C-2 CD" Commercial District with Conditional Use for Landscaping Materials – Sales and Storage, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Micro-distillery, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for Metal Products Fabrication, "C-3 CD S" General Commercial District with Conditional Use and Specific Use Authorization for Oversized Vehicle Sales, Service, or Storage and Boat and Marine Storage, "C-2 S" Commercial District with Specific Use Authorization for a Hospital, "C-2 S" Commercial District with Specific Use Authorization

Z2016270 CD S ERZD

for a Hotel, “C-2 S” Commercial District with Specific Use Authorization for a Wireless Communication System, “C-2 S” Commercial District with Specific Use Authorization for a Golf Driving Range, “C-2 S” Commercial District with Specific Use Authorization for a Funeral Home or Undertaking Parlor and overlay Districts of “ERZD” Edwards Recharge Zone District, MLOD-1” Military Lighting Overlay District 1, and creating and assigning the “GC-3” US 281 North Gateway Corridor District, as applicable, located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) of San Antonio’s Extraterritorial Jurisdiction (ETJ), generally located approximately 1,000 feet along US 281 North right-of-way, beginning approximately at the City limits of San Antonio south of Marshall Road and Northwind Blvd in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)

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Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Greer and seconded by Commissioner King for a continuance for the following Property Id’s: 266668, 266669, 266670, 266671, 266765, and 268798 to November 1, 2016.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Greer and seconded by Commissioner King to recommend Approval for all the remaining Property Id’s for case Z2016270 ERZD

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED