SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 4, 2015

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.

   1:07 PM – Public Hearing

2. Roll Call.

   PRESENT: Shaw, Harris, Briones, Martinez, Romero, McGee, King
   ABSENT: Heard

COMBINED HEARING:

3. **(Continued from 07/21/15) ZONING CASE # Z2015220 (Council District 3)**: A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on approximately 0.1905 acres of land out of NCB 7537 generally located in the 2500 block of Schubert Lane. Staff recommends Approval. Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Memorial Heights Neighborhood Association is in favor.

   Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

4. **ZONING CASE # Z2015238 (Council District 3):** A request for a change in zoning from "C-3R H RIO-5 AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District to "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District on Lot 27, Block 0, NCB 7657, located at 1430 Napier Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15064)

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the East Pyron Symphony Lane Neighborhood Association.

COMMISSION ACTION

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

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2015244 S (Council District 3):** A request for a change in zoning from "C-1 H MC-2 RIO-6 AHOD" Light Commercial Mission San Juan Historic South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "C-2 S H MC-2 RIO-6 AHOD" Commercial Mission San Juan Historic South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Motel on Lots 7, 8, and 9, Block 3, NCB 10922 located at 8888 South Presa Street. Staff recommends Approval.

   Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

   COMMISSION ACTION

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

   AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
   NAY: None

   THE MOTION CARRIED

6. **ZONING CASE # Z2015245 (Council District 2):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 16, Block 1, NCB 10331, located at 1691 Rigsby Avenue. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015250 (Council District 3):** A request for a change in zoning from "I-2 AHOD" General Industrial Airport Hazard Overlay District and "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 5, NCB 10879, generally located in the 3200 & 3300 Block of Goliad Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15066)

   Staff mailed 8 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

   COMMISSION ACTION

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

   AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
   NAY: None

   THE MOTION CARRIED

8. **ZONING CASE # Z2015252 CD (Council District 2):** A request to change the zoning from "R-4 EP-1" Residential Single-Family Facility Parking/Traffic Control District to "R-4 CD EP-1" Residential Single-Family Facility Parking/Traffic Control District with Conditional Use for a Professional Office on Lot 17 and 18, Block 0, NCB 6909 located at 2836 East Houston Street. Staff recommends Approval.

   Staff mailed 36 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Jefferson Heights Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

POSTPONED:

9. **(POSTPONED) ZONING CASE # Z2015243 (Council District 2):** A request to change the zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed twenty-seven (27) units per acre on Lot 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street.

The following citizens appeared to speak:

Mary Ellen Hardee, 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

No motion was made on this case due to postponement.

10. **(POSTPONED) (Continued from 07/21/15) ZONING CASE # Z2015227 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for five (5) single-family/live-work units on 0.180 acres out of NCB 568 located recommends Denial with Alternate Recommendation. (Associated Plan Amendment 15055)

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

No motion was made on this case due to postponement.

REQUESTED CONTINUANCES:

11. **(Continued from 7/07/15) ZONING CASE # Z2015223 CD (Council District 1):** A request for a change in zoning from "MF-33" Multi-Family District to "C-2 CD" Commercial District with a Conditional Use for Self-Service Storage Facility on approximately 2.76 acres out of NCB 11687 located at 4718 Vance Jackson. Staff recommends Approval.

COMMISSION ACTION

A motion was made by Commissioner Harris and seconded by Commissioner Martinez for a continuance to September 1, 2015.

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2015225 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval pending Plan Amendment. (Associated Plan Amendment PA15059)

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Highland Hills/Hot Wells Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McGee and seconded by Commissioner Martinez for a continuance to August 18, 2015.

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2015234 (Council District 8):** A request for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on Lot 11, Block 1, NCB

14701 located at 5949 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15061)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Oakland Estates; Alamo Farmstand Babcock Road Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McGee and seconded by Commissioner Martinez for a continuance to August 18, 2015.

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2015249 CD (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor\ Vehicle Sales (Full Service) on approximately 0.472 of an acre out of NCB 15350 located at 7494 Timbercreek. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and the Meadow Village Neighborhood Association is in opposition.

COMMISSION ACTION

A motion was made by Commissioner McGee and seconded by Commissioner Martinez for a continuance to August 18, 2015.

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

15. **ZONING CASE # Z2015246 (Council District 1):** A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with Specific Use Authorization for a Carwash, "O-1 AHOD" Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone District with use permitted in "C-2P" Commercial Pedestrian District, Carwash, Party House/Reception Hall/Meeting Facility, Bar/Tavern, Non-Commercial Parking Lot and three (3) residential units on 1.7886 acres out of NCB 680 and NCB 753, "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with four (4) residential units and non-commercial parking lot on 0.1171 acres out of NCB 680, "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.0698 acres out of NCB 357 and "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District 0.082 acres out of NCB 758 on 2.0575 acres of land out of NCB 753, NCB 680, NCB 758, and NCB 357, generally located in the 600 block of W. Cypress Street, 700 block of Jackson Street and 700 Block of West Poplar Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 15065)

Staff mailed 66 notices to the surrounding property owners, 10 returned in favor, 0 returned in opposition, and the Five Points Neighborhood Association is in favor.

Lisa Asvestas, The Cove Property Owner, explained the need for the re-zoning.

The following citizens appeared to speak:

Bill Zerda, concerned with re-zoning changes.

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 to recommend approval.

AYES: Shaw, Briones, Martinez, King
NAY: Salazar, Romero, McGee

THE MOTION FAILED

A motion to reconsider was made by Commissioner Romero and seconded by Commissioner McGee.

AYES: Shaw, Salazar, Briones, Martinez, Romero, McGee, King

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Martinez and seconded by Commissioner Romero for a continuance to August 18, 2015.

AYES: Shaw, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

16. **(Continued from 07/21/15) ZONING CASE # Z2015211 S ERZD (Council District 8):** A request for a change in zoning from "C-3 CD GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill County Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use for Outside Storage for a Lumber Yard to "C-3 S GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Authorization Use for Motor Vehicle Sales and Tire Sales and Installation on Lot 12, NCB 14881 located at 17100 IH-10 West. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Mike Barr, SAWS representative, amended SAWS report and recommended approval of 10 batteries on site.

Andrew Wiatrek, SAWS Edwards Aquifer & Watershed Protection Manager, explained the research process on the discussion of the total amount of batteries allowed.

Karen Quinto, Telsa Motors representative, explained the safety protocol surrounding the battery concerns. Representative also requested for more battery allowance on site for a total of 20 batteries.

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 Martinez to recommend approval with all SAWS recommendations.

AYES: Shaw, Harris, Martinez, Romero, King
NAY: Salazar, Briones, McGee

THE MOTION FAILED

17. **ZONING CASE # Z2015247 CD S (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for a Professional Office and "R-6 S" Residential Single-Family with Specific Use Authorization for a Day Care Center on 3.211 acres of land out of NCB 18290, located at 10614 Old Prue Road. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

Alan Apicella, Applicant and President of Apple Tree Day school Inc, explained the planned project of relocating and expanding the space of a ten (10) year running childcare business.

The following citizens appeared to speak:

Thad Taubert, spoke in opposition.

Richard Laskowski, 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 Romero and seconded by Commissioner Martinez for a continuance to August 18, 2015.

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

18. **ZONING CASE # Z2015241 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 0.8586 acres of land out of NCB 7724 and NCB 7906, located at 186 Bristol Avenue. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment 15067)

Staff mailed 40 notices to the surrounding property owners, 5 returned in favor, and 5 returned in opposition.

John Gonzales, applicant, explained the planned project of 4 dwelling units.

The following citizens appeared to speak:

Connie Aceves, spoke in opposition.

Mary Frances Aceves, 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 Martinez and seconded by Commissioner Salazar to recommend denial.

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

19. Briefing and possible action to set meeting dates, meeting times, and meeting locations for one or more special meetings of the San Antonio Zoning Commission related to the 2015 Annexation Program.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Martinez for the Zoning Commission to hold Special Meetings on September 18, 2015, October 16, 2015 and December 4, 2015 starting at 10:00am at City Council Chambers in Municipal Plaza to address the topic of Annexation and Zoning of new areas into the city.

AYES: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King
NAY: None

THE MOTION CARRIED

20. Consideration of July 21, 2015 Zoning Commission Minutes.

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

21. **Director's Report:**

22. There being no further business, the meeting was adjourned at 3:05 p.m.

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary