July 7, 2015

SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 7, 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.

1:10 PM – Public Hearing

2. Roll Call.

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

3. Consideration of June 16, 2015 Zoning Commission Minutes.

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

COMBINED HEARING:

4. **ZONING CASE # Z2015204 (Council District 8):** A request for a change in zoning from "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Gateway Corridor Military Lighting Overlay District to "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Gateway Corridor Military Lighting Overlay District approximately 0.658 acres out of NCB 16390, generally located in the 7900 Block of Calle Rialto. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. **ZONING CASE # Z2015221 (Council District 3):** A request for a change in zoning from "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic Airport Hazard Overlay District to "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District on 0.8571 acres out of NCB 11911 located at 3343 Roosevelt Avenue. Staff recommends Approval.

   Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Mission San Jose Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. **ZONING CASE # Z2015224 CD (Council District 2):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Parking and/or Storage-Long Term on 0.215 acre tract out of NCB 674 located at 1222 South Hackberry Street. Staff recommends Approval.

   Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Denver Heights Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. **ZONING CASE # Z2015226 S (Council District 4):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-2 AHOD"

Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 4.291 acres out of NCB 12328 located at 7438 South Zarzamora Street; and 7723 and 7739 South Interstate 35. Staff recommends Approval.

Staff mailed 10 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 Salazar to recommend approval.

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

THE MOTION CARRIED

8. **ZONING CASE # Z2015228 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 4, Block 9, NCB 651 located at 1314 East Cesar Chavez Boulevard. Staff recommends Approval.

   Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Denver Heights Neighborhood Association.

   COMMISSION ACTION

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

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

   THE MOTION CARRIED

9. **ZONING CASE # Z2015229 (Council District 7):** A request for a change in zoning from "R-6" Residential Single- Family District to "C-1" Light Commercial District on approximately 1.915 acres out of NCB 15479, located at 9538 Braun Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15048)

Staff mailed 12 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 Salazar to recommend approval.

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

THE MOTION CARRIED

10. **ZONING CASE # Z2015231 HL (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District on North 54.3 Feet of Lot 1, Block 3, NCB 2230 located at 523 North Colorado. Staff recommends Approval.

    Staff mailed 31 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 McGee and seconded by Commissioner Salazar to recommend approval.

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

    THE MOTION CARRIED

11. **ZONING CASE # Z2015232 HL (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the East 40 feet of Lot 9, Block 4, NCB 2282, located at 1417 West Salinas. Staff recommends Approval.

    Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Prospect Hill Neighborhood Association is in favor.

    COMMISSION ACTION

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

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

THE MOTION CARRIED

12. **ZONING CASE # Z2015233 HL (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the West 15 feet of Lot 2 and all of Lot 3, Block A, NCB 6016 located at 1704 South San Fernando Street. Staff recommends Approval.

    Staff mailed 46 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Avenida Guadalupe Neighborhood Association.

    COMMISSION ACTION

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

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

    THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

13. **ZONING CASE # Z2015170 ERZD (Council District 9):** A request for a change in zoning from "C-3 MLOD ERZD" General Commercial Edwards Recharge Zone Military Lighting Overlay District to "MF-33 MLOD ERZD" Multi-Family Edwards Recharge Zone Military Lighting Overlay District on Lot 16, Block 1, NCB 17428, located at 18610 Tuscany Stone. Staff recommends Approval.

    Staff mailed 15 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

    Mike Barr, SAWS representative, recommends approval.

Ashley Farrimond, representative, explained the planned project of an age-restricted living facility for senior-living of 55-plus.

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 Harris to recommend approval with all SAWS conditions.

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

THE MOTION CARRIED

14. **ZONING CASE # Z2015188 ERZD (Council District 10):** A request for a change in zoning from "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with Conditional Use and a Specific Use Authorization for Warehousing and Printing Operations Distribution and Assembly Facility to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Parking Garage on a 1.009 acre parcel of land out of NCB 34920, located at 19500 Bulverde Road. Staff recommends Approval.

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

Mike Escalante, SAWS representative, recommends approval.

Patrick Christensen, representative, explained the planned project of a parking garage for Valero.

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 King and seconded by Commissioner Briones to recommend approval with SAWS recommendations.

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

THE MOTION CARRIED

15. **ZONING CASE # Z2015192 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 a Conditional Use for a Professional Office on Lot 13 and 14, Block 15, NCB 7258 located at 314 Lovera Boulevard. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 7 returned in favor, 2 returned in opposition, and the Northmoor Neighborhood Association is in opposition.

Jesse Zuniga, representative, explained the planned project for a Professional Office.

Ali Mazaheri, applicant, explained the planned project.

The following citizens appeared to speak:

Linda Salazar, spoke in opposition.

Steve Salazar, 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 Harris and seconded by Commissioner Martinez to recommend denial.

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

THE MOTION CARRIED

16. **ZONING CASE # Z2015206 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 3, 4, 5, and A-35, Block 3, NCB 13806 located at 5543 Sherri Ann Road. Staff recommends Denial, with Alternate Recommendation.

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor, and 9 returned in opposition.

Eric Wolff, representative, explained the planned project and requested an amended zoning change to "C-3NA AHOD S" General Commercial Nonalcoholic Airport Hazard Overlay District with a Specific Use Authorization for a Construction/Contractor Facility.

The following citizens appeared to speak:

Larry McNair, 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 Chairman Shaw and seconded by Commissioner Martinez to recommend approval of the amended change to "C-3NA S AHOD" with a Specific Use Authorization for a Construction/Contractor Facility and the following conditions:

1. Six (6) foot solid screen fence along the side and rear yard of the property.
2. Storage and materials must be screened from public view.
3. Exterior masonry is requiring on the front of the building and of the building on the east end of the property.
4. Store front style façade with a twenty-five (25) percent glass exterior, meaning building code is required on the front of the building to be constructed on the west side of the property.
5. All onsite lighting to be directed on the site and point away from any surrounding residential uses.

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

THE MOTION CARRIED

17. **ZONING CASE # Z2015208 (Council District 8):** A request for a change in zoning from "R-6 MSAO-1 MLOD" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District to "C-2 MSAO-1 MLOD" Commercial Military Sound Attenuation Military Lighting Overlay District and "MF-18 MSAO-1 MLOD" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District on 8.701 acres out of NCB 34719 located at the 19300 Block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15050)

Staff mailed 5 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Ashley Farrimond, representative, explained the planned project of a multi-family structure, and commercial development on 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 Romero and seconded by Commissioner King to recommend approval.

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

THE MOTION CARRIED

18. **ZONING CASE # Z2015114 (Council District 1):** A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District,"C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District on approximately 14.152 acres out of NCB 35733 located at the 7000-7100 Block of Oak Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # 15026)

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and the Friends of Friedrich Wilderness Park Association is in opposition.

James McKnight, representative, requested a 2-week continuance to July 21, 2015.

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 King for a continuance to July 21, 2015.

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

THE MOTION CARRIED

19. **ZONING CASE # Z2015217 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Denial.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, 7 returned in opposition, and the North Central Neighborhood Association is in opposition.

Roger Jimenez, representative, requested a continuance to work with the neighborhood.

The following citizens appeared to speak:

Lisa Talley, President of the North Central Neighborhood Association spoke in opposition.

Johosellyn Lopez, 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 Harris and seconded by Commissioner Salazar to recommend a denial.

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

THE MOTION CARRIED

20. **ZONING CASE # Z2015218 (Council District 8):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on approximately 1.981 acres of land out of NCB 11624 located at 7547 Mockingbird Lane. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15057)

Staff mailed 32 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition and the Mockingbird Hill Neighborhood Association is in favor.

James McKnight, representative, explained the planned project and willingness to continue working with the surrounding community.

The following citizens appeared to speak:

Michael J. Romo, yielded his minutes to Bill Kaufman.

Bill Kaufman, interested in the proposed planned project, and will continue to work on the concerns with the applicant.

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 King to recommend approval.

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

THE MOTION CARRIED

21. **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 14 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

Patricia Sosa, applicant, explained 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 Chairman Alvarado and seconded by Commissioner Romero for a continuance to July 21, 2015.

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

THE MOTION CARRIED

22. **ZONING CASE # Z2015222 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 0.485 acres out of NCB 8312 located at located at 113 Coyol Street, 403 and 407 NW 36th Street. Staff recommends Denial, with an Alternate Recommendation.

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 opposition.

Tony Saucedo, representative, requested to amend zoning change to MF-18 to become compliant with the land use and for permitting reasons.

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 Briones and seconded by Commissioner Martinez for a continuance to July 21, 2015

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

THE MOTION CARRIED

23. **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.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and the Colonial Hills Neighborhood Association is in opposition.

Bill Kaufman, representative, requested a thirty (30) day continuance to work with the community.

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 Harris and seconded by Commissioner Romero for a continuance to August 4, 2015.

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

THE MOTION CARRIED

24. **Director's Report:** Update of the Proposed 2015 UDC Amendments.

25. There being no further business, the meeting was adjourned at 3:28 p.m.

July 7, 2015

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary