

October 20, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 20, 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.

1:05 PM – Public Hearing

2. Roll Call.

PRESENT: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

ABSENT: Briones

3. **Consideration of October 6, 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 # Z2015295 S (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for Oversized Vehicle Sales, Service and Storage on Lot P-11M and P-46, NCB 14567 located at 9616 New Laredo Highway. Staff recommends Approval.

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 Heard and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2015304 (Council District 2):** 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 "C-3 AHOD" General Commercial

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Airport Hazard Overlay District on 7.286 acres of land and "BP AHOD" Business Park Airport Hazard Overlay District on 46.148 acres of land on Lots P-9, P-9A, P-9C, P-2, P-10, P-2A, P-1, P-3F, P-3G, NCB 17983 located at 2694 Foster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 15087)

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

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015305 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "IDZ AHOD" Infill Development Airport Hazard Overlay District with Single-Family Residential Uses up to Fifteen (15) Units per acre on Lots 16-21, NCB 11879 located in the 200 Block of Ridgecrest Drive at Lookover Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15088)

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015307 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 24, NCB 9472 located at 434 South West Military Drive. Staff recommends Approval.

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Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Harlendale Park Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015310 S (Council District 4):** 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 Specific Use Authorization for a Hotel on 1.794 acres of land out of NCB 15602 located in the 6500 block of West Military Drive. Staff recommends Approval.

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

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

8. 15-5518 Consideration and recommendation of amendments to Chapter 35 (Unified Development Code), Article 6 of the City Code of San Antonio, Texas, relating to Historic District Designation and Demolitions.

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COMMISSION ACTION

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

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

9. 15-5519 Consideration and recommendation of amendments to Chapter 35 (Unified Development Code), Article 6 of the City Code of San Antonio, Texas, relating to Demolition of Structures designated as Historic, and related Changes to Chapter 6 of the City Code (Buildings).

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES:

10. (Continued from 08/18/15) **ZONING CASE # Z2015180 (Council District 1):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.2040 acres out of NCB 8814 located at 1807 West Wildwood Drive. Staff recommends Denial with Alternate recommendation. (Associated Plan Amendment #15062)

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

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11. **ZONING CASE # Z2015302 (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in the 400 Block of South Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15085)

COMMISSION ACTION

A motion was made by Commissioner Heard and seconded by Commissioner Martinez for a continuance to November 3, 2015.

Ayes: Shaw, Salazar, Briones, Martinez, Romero, King, Heard
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

12. **(Continued from 10/06/15) ZONING CASE # Z2015294 CD (Council District 7):** request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the South 44 feet of Lot 25 and Lot 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. (Associated Plan Amendment 15060)

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Woodlawn Lake Community Association.

Jorge Canales, representative, explained the need for the request to allow the applicant to park his business trucks on the property.

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 Salazar and seconded by Commissioner Martinez for a continuance to November 3, 2015.

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2015303 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office to "C-1 AHOD" Light Commercial Airport Hazard Overlay District in the West 64.86 feet of Lot D, Block 35, NCB 1937, located at 1633 West Kings Highway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15086)

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. The Woodlawn Lake Neighborhood Association is in favor, and no response from the Jefferson Neighborhood Association.

Mario Elizondo, applicant, explained the planned project of an art gallery. Applicant stated Jefferson Neighborhood Association gave him verbal support.

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 Heard and seconded by Commissioner King to recommend approval.

AYES: Shaw, Briones, Martinez, Romero, King, Heard

NAY: Salazar

THE MOTION CARRIED

14. **ZONING CASE # Z2015306 CD (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex Dwelling on Lots 22 and 23, Block 19, NCB 7328 located 136 Agnes Drive. Staff recommends Approval.

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Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, and 7 returned in opposition.

Veronica Prida, representative, explained the planned project is to build a duplex.

The following citizens appeared to speak:

Georgina Washington, spoke in opposition.

Zach Washington, 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 to recommend Denial.

AYES: Shaw, Salazar, Briones Martinez, Romero

NAY: King, Heard

THE MOTION FAILED

A motion to reconsider was made by Commissioner Heard and seconded by Commissioner Briones.

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Heard and seconded by Commissioner Briones for a continuance to November 3, 2015.

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

NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z2015308 (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General

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Commercial Nonalcoholic Sales Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, Block 9, NCB 10976 located at 6930 Pecan Valley Drive at South New Braunfels Avenue. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. The Highland Hills Neighborhood Association and the Hot Wells Neighborhood Association are in favor.

Michele Debs, representative, explained the planned project of a multi-family apartment complex.

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 Martinez and seconded by Commissioner Heard to recommend approval.

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

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2015309 CD (Council District 7):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 15, Block 3, NCB 16364 located 4843 Timco West. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Ingram Hills/Thunderbird Neighborhood Association.

Carlos Salazar, representative, explained the planned project for a full service car lot.

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.

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COMMISSION ACTION

A motion was made by Commissioner Salazar and seconded by Commissioner King to recommend approval with staff's recommendations.

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

NAY: None

THE MOTION CARRIED

17. 15-5517 Consideration and recommendation of the UDC Amendments-presented as part of the 5-year update program. All Amendments receiving a favorable recommendation from the PCTAC except for amendments 7-1, 7-2, 7-3, 7-4, 7-5, 13-1/22-1, 24-8, and 28-102.

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 King to recommend approval of the UDC Amendments on consent.

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

NAY: None

THE MOTION CARRIED

18. Consideration and recommendation of the UDC Amendments relating to food policy; Amendments 7-1, 7-2, 7-3, 7-4, and 7-5.

The following citizens appeared to speak:

Leslie Provence, spoke in favor.

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.

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A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval for Amendments 7-1, 7-2, 7-3, and 7-5, and to amend 7-4 to remove the definitions for “composting”, “food forest”, “hoop house”, “indoor growing”, “permaculture”, “rain garden”, and “rooftop growing”.

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

NAY: None

THE MOTION CARRIED

19. Consideration and recommendation of the UDC Amendments relating to ambulatory surgical centers; Amendments 13-1/22-1.

The following citizens appeared to speak:

Lori Rojas, spoke in opposition.

Mike Knufke, spoke in opposition.

Patrick Von Dohlen, 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 King and seconded by Commissioner Salazar to recommend Denial for Amendments 13-1/22-1.

AYES: Salazar, Martinez, King

NAY: Shaw, Briones, Romero, Heard

THE MOTION FAILED

Amendments 13.1 and 22.1 move forward without recommendations from the Zoning Commission.

Commissioner Salazar left at 3:03 p.m.

20. Consideration and recommendation of the UDC Amendments relating to Code Enforcement Activities and property liens by the Office of Historic Preservation; Amendment 24-8

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.

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COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Briones to recommend Approval for Amendment 24-8.

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

NAY: Heard

THE MOTION FAILED

Amendment 24-8 moves forward without a recommendation from the Zoning Commission.

21. Consideration and recommendation of the UDC Amendments relating to relating to conditional uses and specific uses; Amendment 28-102.

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 Heard to recommend Denial for Amendment 28-102.

AYES: Shaw, Briones, Martinez, Romero, King, Heard

NAY: None

THE MOTION CARRIED

22. **Director's Report:**

23. There being no further business, the meeting was adjourned at 3:11 p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary