

April 21, 2015

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
April 21, 2015**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> 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, Salazar, Briones, Romero, McGee, McFarland, Heard**  
**ABSENT: Ornelas, Martinez**

3. Consideration of April 07, 2015 Zoning Commission Minutes.

A motion was made by Commissioner Salazar and seconded by Commissioner Heard to approve minutes with all Commissioners voting in the affirmative.

4. An Action to endorse recommendations for consideration of certain amendments relating to zoning districts, uses, supplemental use regulations, Zoning Commission procedures and development standards to the Planning Commission Technical Advisory Committee for inclusion in the 2015 Unified Development Code update program.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

**COMBINED HEARING:**

5. **ZONING CASE # Z2015139 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 three (3) Dwelling Units on Lot 7 and a Part of Lot 8, Block 12, NCB 755. 421 Warren. Staff recommends approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no response from the Five Points Neighborhood Association.

April 21, 2015

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

6. **ZONING CASE # Z2015112 S (Council District 4):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "NP-10 S AHOD" Neighborhood Preservation Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication Facility on 0.13 acre tract out of NCB 13965. 5524 Morey Road. Staff recommends approval pending Plan Amendment. (Associated Plan Amendment 15024)

Staff mailed 5 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 McFarland to recommend approval.

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

**NAY: None**

### **THE MOTION CARRIED**

7. **ZONING CASE # Z2015128 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 IDZ AHOD" Single-Family Residential Infill Development Zone Airport Hazard Overlay District on Lot E, Block 1, NCB 1714. 222 East Russell Place. Staff recommends approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition, 1 returned in favor, and The Tobin Hill Community Association is in favor.

### **COMMISSION ACTION**

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

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

April 21, 2015

**NAY: None**

**THE MOTION CARRIED**

8. **ZONING CASE # Z2015136 (Council District 5):** A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Meat Processing Facility to "C-2 AHOD" Commercial Airport Hazard Overlay District on approximately 0.2870 acres of land out of Lots 6, 7, 8, 9, Block 60, NCB 7990.1510 West Southcross. Staff recommends approval pending Plan Amendment. (Associated Plan Amendment 15029)

Staff mailed 32 notices to the surrounding property owners, 0 returned in opposition, 1 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 McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

9. **ZONING CASE # Z2015142 (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 District Overlay District on approximately 1.9556 acres of land being Lots 19, 20, 21, Block 2, NCB 13890 and Lot 45, NCB13847. 203, 206, 207, and 211 West Turbo. Staff recommends approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in opposition, and 4 returned in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

April 21, 2015

10. **ZONING CASE # Z2015146 CD (Council District 3):** 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 Authorization for four (4) dwelling units on Lot 7 and the S 10 ft of 22, Block 3, NCB 3063.125 Glenwood Court. Staff recommends approval.

Staff mailed 33 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 McFarland to recommend approval.

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

**NAY: None**

#### **THE MOTION CARRIED**

11. **ZONING CASE # Z2015148 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 42, NCB 12100. 1900 Block of Gulfmart Drive. Staff recommends approval.

Staff mailed 10 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 McFarland to recommend approval.

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

**NAY: None**

#### **THE MOTION CARRIED**

12. **ZONING CASE # Z2015149 CD (Council District 7):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on a 0.344 acre tract out of Lot 3, Block 1, NCB 13519. 1536 Callaghan Road. Staff recommends approval.

April 21, 2015

Staff mailed 30 notices to the surrounding property owners, 0 returned in opposition, 10 returned in favor, and no response from the Culebra Park Neighborhood Association.

#### **COMMISSION ACTION**

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

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

**NAY:** None

#### **THE MOTION CARRIED**

13. **ZONING CASE # Z2015151 (Council District 4):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District (0.538 Acres) and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District (12.50 Acres) on 13.038 acre tract out of NCB 15228. 5800 Block of Ray Ellison Drive. Staff recommends approval pending Plan Amendment. (Associated Plan Amendment 15033)

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and the People Active in Community Effort is in favor.

#### **COMMISSION ACTION**

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

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

**NAY:** None

#### **THE MOTION CARRIED**

14. **ZONING CASE # Z2015152: (Council District 7):** 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 being approximately 23.219 acres of land out of NCB 11493. 600 Block of Callaghan Road. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment 15035)

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

#### **COMMISSION ACTION**

April 21, 2015

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

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

**NAY: None**

**THE MOTION CARRIED**

15. **ZONING CASE # Z2015154 (Council District 3):** A request for a change in zoning from "R-5" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 3, NCB 10837. 4439 East Southcross Boulevard. Staff recommends approval.

Staff mailed 28 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 McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

16. **ZONING CASE # Z2015155 S (Council District 1):** A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fitting and Related Products and "C-2NA" Commercial Nonalcoholic Sales District with Conditional Use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fittings and Related Products to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities and "C-2 S" Commercial District with Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities on Lot 14, NCB 14063. 2639 Mossrock. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

April 21, 2015

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

**THE MOTION CARRIED**

17. **ZONING CASE # Z2015156 (Council District 3):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13 and 14, Block 338, NCB 9431. 111 West Hutchins Place. Staff recommends approval.

Staff mailed 24 notices to the surrounding property owners, 3 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

18. **ZONING CASE # Z2015157 (Council District 3):** A request for a change in zoning from "C 3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11 and 12, Block 338, NCB 9431. 3319 Pleasanton Road. Staff recommends approval.

Staff mailed 24 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 McFarland to recommend approval.

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

**THE MOTION CARRIED**

April 21, 2015

19. **ZONING CASE # Z2015158 S (Council District 10):** A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on Lot 17, Block 1, NCB 15864.13250 Nacogdoches Road. Staff recommends approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor. No response from the Windsor Square Neighborhood Association and the Valencia Neighborhood Association is in opposition.

#### **COMMISSION ACTION**

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

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

**NAY:** None

#### **THE MOTION CARRIED**

20. **ZONING CASE # Z2015159 S (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for A Specified Financial Institution on Lot 19, Block 1, NCB 16888. 1502 Austin Highway. Staff recommends approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition, 2 returned in favor and no response from the Wilshire Neighborhood Association.

#### **COMMISSION ACTION**

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

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

**NAY:** None

#### **THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION**

April 21, 2015

21. **ZONING CASE # Z2015145 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residences not to exceed 38 dwelling units an acre on Lots 19 and 20, Block 9, NCB 3128. 2419 South Presa. Staff recommends approval.

Staff mailed 40 notices to the surrounding property owners, 1 returned in opposition, 0 returned in favor and the Roosevelt Park Neighborhood Association is in opposition.

Cristopher D. Troiani, representative, explained the planned project, and plans to work with the neighborhood association.

**The following citizens appeared to speak:**

Candi Beltran, Roosevelt Park Neighborhood Association representative, requesting the representative work with the neighborhood association for agreement.

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 Heard for a continuance for June 2, 2015.

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

**NAY: None**

**THE MOTION CARRIED**

22. **ZONING CASE # Z2015147 (Council District 3):** A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Five (5) Single-Family Homes on Lots 18, 19, Block 6, NCB 6517. 202 Weaver Street. Staff recommends denial with an alternate recommendation.

Staff mailed 36 notices to the surrounding property owners, 3 returned in opposition, 1 returned in favor, and the Roosevelt Park Neighborhood Association is in opposition.

Patrick Christensen, representative, explained planned project and will work with the neighborhood association.

**The following citizens appeared to speak:**

April 21, 2015

Jorge Marco Garcia, spoke in opposition.

Candi Beltran, Roosevelt Park Neighborhood Association representative, concerned with planned project's impact on 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 Commissioner Alvarado and seconded by Commissioner Salazar for a continuance for May 5, 2015.

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

**NAY: None**

### **THE MOTION CARRIED**

23. **ZONING CASE # Z2015150 (Council District 1):** A request for a change in zoning from "R-6 NCD-1 AHOD" Residential Single-Family South Presa/ South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/ South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with Multi-Family uses not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District and "IDZ H AHOD " Infill Development Zone Lavaca Historic Airport Hazard Overlay District with Multi-Family uses not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District on Lots 7,8,14,15,16, A17, A18, A19, A20, Block 7, NCB 734.1226 South Presa Street and 903 Labor Street. Staff recommends approval.

Staff mailed 42 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no response from the Lavaca Neighborhood Association.

James Griffin, representative, 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 Commissioner Heard and seconded by Commissioner McFarland to recommend approval.

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

April 21, 2015

**NAY: None**

**THE MOTION CARRIED**

24. **ZONING CASE # Z2015153 S (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" Residential Single-Family with a Conditional Use for a Small Variety Store on Lot 38, Block 2, NCB 10022. 275 Cliffwood Drive. Staff recommends approval.

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

Anthony Gomez, representative, explained planned project and plans to work with the neighborhood association.

**The following citizens appeared to speak:**

Esther Harrah, 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 Salazar for a continuance for May 19, 2015.

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

**NAY: None**

**THE MOTION CARRIED**

25. **ZONING CASE # Z2015169 CD S (Council District 3):** A request for a change in zoning from "R-5" Residential Single-Family District, "RM-4" Residential Mixed District, "O-2" High Rise Office District, "C-2" Commercial District, "C-2NA" Commercial Non-Alcoholic Sales District, "C-3" General Commercial District, "C-3R" General Commercial Restrictive Alcohol Sales District, "MF-33" Multi-Family District, "C-3NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District, "I-2" Heavy Industrial District, and "C-2 NA CD" Commercial Non-Alcoholic Sales District with a Conditional Use for Lawnmower Sales and Service to "R-5" Residential Single-Family District, "R-20" Residential Single-Family District, "NP-8" Neighborhood Preservation District, "NP-10" Neighborhood Preservation District, "NP-15" Neighborhood Preservation District, "C-1" Light Commercial District, "C-2" Commercial District, "C-3" General Commercial District, "L" Light Industrial District, "C-2 CD" Commercial District with a Conditional use for Self Service Storage and Vehicle Rental, "C-2 CD" Commercial District with a Conditional Use

April 21, 2015

for Auto Muffler Installation and Sales, "C-2 CD" Commercial District with a Conditional Use for Feed, Seed, Fertilizer Sales, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-2 CD" Commercial District with a Conditional Use for Lumber and Building Materials, "C-2 CD" Commercial District with a Conditional Use for Tattoo Parlor, "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), "C-2 S" Commercial District with a Specific Use Authorization for Specified Financial Institution, "C-1 CD" Light Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), "C-3 S" General Commercial District with a Specific Use Authorization for Construction Contractor Facility, "C-1 CD" Light Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-1 CD" Light Commercial District with a Conditional Use for Funeral Home, "C-1 CD" Light Commercial District with a Conditional Use for Beverage Retail Sales (Liquor Store), "RM-4 CD" Residential Mixed District with a Conditional Use for a Non-Commercial Parking Lot, and "R-5 CD" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on Multiples Properties. Generally bound by South WW White Road to the west, Rigsby Avenue to the north, Loop 410 to the east, and East Southcross Boulevard to the south.

Staff mailed 1,373 notices to the surrounding property owners, 4 returned in opposition, 1 returned in favor.

**The following citizens appeared to speak:**

Lee Re, 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 Alvarado and seconded by Commissioner McFarland to recommend approval.

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

**THE MOTION CARRIED**

**26. Director's Report**

April 21, 2015

27. There being no further business, the meeting was adjourned at 2:44 p.m.

APPROVED:

A handwritten signature in black ink, appearing to be 'William Shaw', written over the word 'APPROVED:'.

William Shaw, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be 'John P. Jacks', written below the word 'ATTEST:'.

John P. Jacks, Executive Secretary