

June 2, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 2, 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.

1:00 PM – Public Hearing

2. Roll Call.

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

ABSENT:

3. Consideration of May 19, 2015 Zoning Commission Minutes.

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

COMBINED HEARING:

4. **ZONING CASE # Z2015187 (Council District 5):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on the North 75 feet of Lot 30, Block 7, NCB 11371 located at 2534 Southwest 35th Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 3 returned in favor, 0 returned in opposition and the Thompson Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

June 2, 2015

5. **ZONING CASE # Z2015194 (Council District 2):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.415 of an acre tract out of NCB A-46 located at 712 East Josephine Street and 611 East Grayson Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition. The Government Hill Alliance Neighborhood Association is in favor, and no response from the Downtown Residents Association.

COMMISSION ACTION

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

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015197 (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3 and 4, Block 19, NCB 16529 located at 2410 and 2414 Suzette Avenue. 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 Cable/Westwood Neighborhood Association.

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

COMMISSION ACTION

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

June 2, 2015

INDIVIDUAL CONSIDERATION

7. **ZONING CASE # Z2015198 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 a Conditional Use for Auto and Light Truck Repair on Lot 14 and 15, Block 2, NCB 15587 located at 2302 and 2310 Westward Drive. Staff recommends Denial.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Lackland Terrace Neighborhood Association or the Cable/Westwood Association.

Applicant is requesting a 2 week 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 by Commissioner Briones and seconded by Commissioner Salazar for a continuance to June 16, 2015

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015181 ERZD (Council District 7):** A request for a change in zoning from "QD-S AHOD ERZD" Quarry Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization use permit for Blasting and Asphaltic Concrete to "R-6 PUD AHOD ERZD" Residential Single-Family Planned Unit Development Airport Hazard Overlay Edwards Recharge Zone District approximately 8.289 acres of land out of Lot P-5, NCB 34917 and Lot P-1, NCB 34958 generally located in the 5600 Block of East Evans Road. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Mike Barr, SAWS Representative, recommends approval. SAWS representative noted a category determination has not been submitted, and an Aquifer Protection Plan will need to be submitted to the Resource Protection Division.

June 2, 2015

James Griffin, representative, explained the planned project and will concur with SAWS 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 McFarland and seconded by Commissioner Heard to recommend approval with the specific and general recommendations of SAWS.

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

THE MOTION CARRIED

9. **ZONING CASE # Z2015119 CD S ERZD (Council District 8):** A request for a change in zoning from "C-3 MLOD AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and a Specific Use Authorization for an Indoor Shooting Range on 2.230 acre tract of land out of Lot 2, Block 1, NCB 17700 located on a Portion of the 4400 Block of North Loop 1604 West. Staff recommends Approval.

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

Mike Escalante, SAWS representative, recommends approval.

Patrick Christensen, representative, explained planned project of a gun range facility, and agreed with all the SAWS recommendations and conditions.

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 Briones to recommend approval with all SAWS recommendations.

AYES: Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

June 2, 2015

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2015132 (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District to "RM-6" Residential-Mixed District on the South 176.1 Feet of Lot 56, NCB 10615 located at 4518 Kay Ann Drive. Staff recommends Approval.

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

Applicant not present.

The following citizens appeared to speak:

Lloyd Barnes, 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 Shaw and seconded by Commissioner Martinez to recommend denial.

AYES: Shaw, Harris, Alvarado, Salazar, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2015201 (Council District 2):** A request for a zoning change from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Fourteen (14) Attached Single-Family Dwelling Units on 0.421 of an acre tract out of NCB A-46 located at 825 East Grayson. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. The Government Hill Alliance Association is in favor, and no response from the Downtown Residents Association.

June 2, 2015

Patrick Christensen, representative, explained the planned project of for-sale single-family townhomes. Willing compliance with all processes and recommendations, were also noted by the representative.

The following citizens appeared to speak:

Stephen Mazurek, spoke in opposition.

Janet Dietel, San Antonio Conservation Society Representative, is concerned with the zoning request due to the architectural significance as a late Victorian style residence with physical feature findings. The home is documented as one of the most architectural significant houses in the Government Hill Neighborhood, and appears on the 1886 bird eye's map of San Antonio, possibly making the property eligible for designation as a local land mark.

Claudia Guerra, Office of Historic Preservation, Cultural Historian, has spoken with the applicant, and explained the process for review in regards to a demolition permit. A thorough research review must be completed in order to recommend approval or denial for the permit.

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 McFarland for a continuance to June 16, 2015.

AYES: Shaw, Harris, Alvarado, Salazar, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2015141 CD (Council District 7):** A request for a change in zoning from "C-1 NCD-3 AHOD" Light Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use Authorization for Motor Vehicle Sales on Lot 304 Save and Except the NW IRR 35.32 Feet of 304, Block E, NCB 11553 located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff recommends Approval with conditions.

June 2, 2015

Staff mailed 40 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Ingram Hills/Thunderbird Hills Neighborhood Association is in opposition.

Baltazar R. Serna Jr., representative, explained the planned project. Representative noted the zoning request has been amended, and the list of conditions is in agreement.

The following citizens appeared to speak:

Mike Phillips, Ingram Hills Association Representative, 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 to recommend approval with the following conditions:

1. No access to the property off of West Horseshoe Bend
2. Landscape and fencing buffer along West Horseshoe Bend
3. Hours of operation, Monday-Sunday 10-6
4. Lighting away from residential areas
5. No outdoor speakers
6. Compliance with the Ingram Hills Neighborhood Conservation District

AYES: Shaw, Alvarado, Salazar, Briones, Martinez, McGee, McFarland, Heard

NAY: Harris, Romero

THE MOTION CARRIED

13. **ZONING CASE # Z2015191 (Council District 2):** A request for a change in zoning from "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Storage on Lots 1, 2, & 3, Block 5, NCB 12875, located at 9310 NE Loop 410. Staff recommends Denial.

Staff mailed 15 notices to the surrounding property owners, 4 returned in favor, and 2 returned in opposition, and no response from the Eastgate Neighborhood Association.

James Griffin, representative, explained the applicant recently engaged the representatives' services, and is requesting a continuance for time to meet with the surrounding community and work with staff.

June 2, 2015

The following citizens appeared to speak:

Matthew Timberlake, spoke in opposition.

Jerelyne Williams, spoke in opposition.

Earl Cook, spoke in opposition.

Carol McLean, yielded minutes to Sylvia Alaniz.

Sylvia Alaniz, Eastgate Neighborhood Advisor, 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 Shaw and seconded by Commissioner McFarland for a continuance to June 16, 2015.

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2015193 CD (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Airport Hazard Overlay District on 0.88 acres on Lot 1, 2, 3, 4, 5 and East 12 feet of Lot 6, Block 4, NCB 2577 located at 202 Keller Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and no response from the Collins Garden Neighborhood Association.

Marcello Martinez, representative, explained project of for-sale single-family residences.

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

June 2, 2015

A motion was made by Commissioner Harris and seconded by Commissioner Martinez to recommend approval.

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z2015196 CD (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on approximately 34.766 acres of land out of NCB 10879 located at 8200 Block of City-Base Landing. Staff recommends Approval.

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

Leo Gomez, applicant, President and CEO of Brooks City Base, explained the planned project and purpose for requesting zoning change.

The following citizens appeared to speak:

Dr. Meredith McGuire, 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, Harris, Alvarado, Briones, Martinez, McGee, McFarland,

NAY: Salazar, Romero, Heard

THE MOTION CARRIED

16. **Director's Report:** Complete and turn forms for assigned log-on.

June 2, 2015

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

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary