

June 16, 2015

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
June 16, 2015**

DRAFT

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.

**1:10 PM – Public Hearing**

2. Roll Call.

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

**ABSENT:**

3. Consideration of June 2, 2015 Zoning Commission Minutes.

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

**COMBINED HEARING:**

4. **ZONING CASE # Z2015205 (Council District 2):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 24, 25, and 26, NCB 6057 located at 515 and 517 Moten Alley. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15051)

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and no response from the Harvard Place-East Lawn Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

June 16, 2015

5. **ZONING CASE # Z2015207 (Council District 5):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in a "C-2" Commercial District, an "MF-18" Limited Density Multi-Family District and a Party House, Reception Hall, and/or Meeting Facility on Lot 7, 9, 10, 21, 22, and 23, Block 4, NCB 2568 located at 411 East Cevallos Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the North Central Neighborhood Association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

6. **ZONING CASE # Z2015209 (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay Zone District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay Zone District on approximately 7.622 acres out of NCB 10129 located at 1515 Goliad Road. Staff recommends Approval.

Staff mailed 44 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Highland Hill Neighborhood Association is in favor.

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

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

**NAY: None**

#### **THE MOTION CARRIED**

7. **ZONING CASE # Z2015210 (Council District 9):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 24 and 25, NCB 13847 located at 102 East Turbo Drive and 102 West Turbo Drive. Staff recommends Approval.

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

June 16, 2015

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

8. **ZONING CASE # Z2015212 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on Lot 2, Block 5, NCB 2561 located at 142-152 Camp Street. Staff recommends Approval.

Staff mailed 14 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 McGee to recommend approval.

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

**NAY: None**

### **THE MOTION CARRIED**

9. **ZONING CASE # Z2015213 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "O-1 AHOD" Office Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 11, 12, west 12 1/2 feet of Lot 13 and Lot 52, NCB 12048 located at 923 and 927 Clydeville Road. Staff recommends Approval.

Staff mailed 18 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 McGee to recommend approval.

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

June 16, 2015

**NAY: None**

### **THE MOTION CARRIED**

10. **ZONING CASE # Z2015215 (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 a 0.086 of an acre out of Lot 7 and 8, Block 3, NCB 2576 located at 214 Stark Street. Staff recommends Approval.

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

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

### **INDIVIDUAL CONSIDERATION**

11. **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 3.701 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, 0 returned in opposition.

Ashley Farrimond, representative, requested a two (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**

June 16, 2015

A motion was made by Commissioner Romero and seconded by Commissioner Heard for a continuance to July 7, 2015.

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

**NAY: None**

**ABSTAINED: Martinez**

**THE MOTION CARRIED**

12. **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, 2 returned in favor, 2 returned in opposition, and no response from the Northmoor Neighborhood Association.

Jesus Zuniga, representative, requested a two (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 Heard and seconded by Commissioner Salazar for a continuance to July 7, 2015.

**AYES: Shaw, Alvarado, Salazar, Briones, Martinez, Romero, McGee, King, Heard**

**NAY: None**

**THE MOTION CARRIED**

13. **ZONING CASE # Z2015199 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 3.5 acres out of Lot 14, Block 2, NCB 8248 located at 3915 Flagle Street. Staff recommends Denial, with alternative recommendation.

June 16, 2015

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 4 returned in opposition, and the Memorial Heights Neighborhood Association is in opposition.

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

**The following citizens appeared to speak:**

Stephanie Acuna, spoke in opposition.

Richard Garcia, President of the Memorial Heights Neighborhood Association, 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 Briones and seconded by Commissioner Martinez for a continuance to July 21, 2015.

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

**THE MOTION CARRIED**

- 14. ZONING CASE # Z2015202 ERZD (Council District 8):** A request for a change in zoning from "C-2 MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MF-18 MLOD AHOD ERZD" Multi-Family Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on a 0.148 acre portion of Lot 14, Block 4, NCB 17851, located at 14811 Huebner Road . Staff recommends Approval.

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

Staff stated this was a city initiated rezoning change request due to an administrative error on the rezoning of the subject parcel in 2011. Staff also noted that a SAWS report was not required, as the same report would be used from the previous 2011 zoning case.

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.

June 16, 2015

## **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval with all SAWS recommendations that were included in the initial zoning change request for this property.

**AYES: Shaw, Alvarado, Salazar, Briones, Martinez, Romero, McGee, King, Heard**

**NAY: None**

## **THE MOTION CARRIED**

15. **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, 2 returned in favor, 18 returned in opposition, and no response from the Lackland Terrace Neighborhood Association.

Salah Diab P.E., representative, explained the planned project with a list of conditions, also noted applicant wants to amend the Zoning request to include NA (Non Alcoholic).

### **The following citizens appeared to speak:**

Annabelle Valle, 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 approval with the following conditions:

1. Adding an NA as amended
2. Limiting the outside storage in accordance with the junk vehicle ordinance with the City of San Antonio
3. Limiting one curb cut on Westside of the property
4. Allowing no more than 15 cars
5. Limiting the hours of operation from 7am to 7pm Monday through Saturday
6. Imposing an eight (8) foot privacy fence on the west boundary

June 16, 2015

7. Imposing an 15 foot landscape buffer along the west property line
8. Requiring directional downward lighting

**AYES: Shaw, Harris, Salazar, Briones, Martinez,**

**NAY: Alvarado, Romero, McGee, King, Heard**

### **THE MOTION FAILED**

16. **ZONING CASE # Z2015189 CD (Council District 1):** A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 H CD AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 12, Block 11, NCB 1836 located at 125 West Mistletoe Avenue. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 6 returned in opposition, and the Monte Vista Neighborhood Association is in opposition.

Kate Soulsby, applicant, explained the planned project for a future Law Office, she also noted that the structure was in the process of being renovated.

### **The following citizens appeared to speak:**

E.C. Parker, President of the Monte Vista Neighborhood Association, spoke in opposition.

Ed Bondurant, yielded minutes to Paula Bondurant.

Paula Bondurant, spoke in opposition.

Paul Kinnison, spoke in opposition.

Elladean Lopez, spoke in opposition.

Dolly Holmes, 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 approval with the following conditions:

**AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee, King**



June 16, 2015

**NAY: Salazar, Heard**

**THE MOTION CARRIED**

17. **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 3 returned in opposition. The Government Hill Alliance Association is in favor, and no response from the Downtown Residents Association.

Patrick Christensen, representative, explained the planned project of single-family townhomes and displayed an amended site plan which addressed parking concerns.

**The following citizens appeared to speak:**

Marlene Hawkins, spoke in opposition.

Rose Hill, spoke in opposition.

Stephen Mazurek, spoke in opposition.

Claudia Guerra, Office of Historic Preservation, Cultural Historian, stated the property was nominated and scheduled for the Historic Design Commission to review on July 15, 2015, tentatively.

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, Harris, Alvarado, Salazar, Briones, Martinez, Romero, McGee, King, Heard**

**NAY: None**

**THE MOTION CARRIED**

June 16, 2015

18. **ZONING CASE # Z2015203 (Council District 8):** A request for a change in zoning from "R-6 MLOD AHOD" Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District to "I-1 MLOD AHOD" General Industrial Military Lighting Overlay Airport Hazard Overlay District on approximately 1.893 acres of land out of Lot P-7, NCB 14851, generally located in the 5000 Block of Bacon at Lou Mell. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15052)

Staff mailed 8 notices to the surrounding property owners, 4 returned in favor, and 0 returned in opposition.

Buck Benson, representative, explained the planned project for a veterinary hospital with a doggy daycare. Representative noted the applicant has 2 other locations.

**The following citizens appeared to speak:**

Clayton Barnett, 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 approval.

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

**NAY:**

**THE MOTION CARRIED**

19. **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.

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 of a business for underground utilities for the City of San Antonio, which would include stock piles of gravel on site.

**The following citizens appeared to speak:**

June 16, 2015

Ryan Marsh, spoke in opposition.

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 Heard for a continuance to July 7, 2015.

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

**NAY: None**

### **THE MOTION CARRIED**

20. **ZONING CASE # Z2015214 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lots 1, 2, and 3, Block 16, NCB 8174, located at 4241 San Luis Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, and 3 returned in opposition.

David Amaya, applicant, explained the planned project and his willingness to work with the community.

### **The following citizens appeared to speak:**

Louis Morales, 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 Briones and seconded by Commissioner Salazar for a continuance to July 21, 2015

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

**NAY: None**

### **THE MOTION CARRIED**

June 16, 2015

**16. Director's Report:**

17. There being no further business, the meeting was adjourned at 4:34 p.m.

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary