

September 1, 2015

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
September 1, 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.

**1:17 PM – Public Hearing**

2. Roll Call.

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

**ABSENT:** Harris

3. **Consideration of August 18, 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 # Z2015264 S (Council District 4):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Construction Contractor Facility on 5.026 acres of land out of NCB 15910 located at 9823 Marbach Road. Staff recommends Approval.

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

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

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5. **ZONING CASE # Z2015265 CD (Council District 7):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office/Warehouse (Flex Space) on 1.00 acre of land out of NCB 17971 located at 7719 Eckhert Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15075)

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

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

6. **ZONING CASE # Z2015266 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Wrecker Service to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8, 9, 10 11, and 12, Block 1, NCB 15732 located at 132, 136, 140, and 144 Remount Drive. Staff recommends Approval.

Staff mailed 28 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 Martinez to recommend approval.

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

**NAY: None**

### **THE MOTION CARRIED**

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7. **ZONING CASE # Z2015268 (Council District 6):** A request for change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot P-83B, Block 53, NCB 15591 located at 7060 West Military Drive. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. No responses from the Cable-Westwood and Lackland Terrace Neighborhood Associations.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

8. **ZONING CASE # Z2015248 (Council Districts 3 and 4):** A request for a change in zoning from "FBZD AHOD" Form Based Zone Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 384.431 acres out of NCB 18088, CB 4005, and CB 4283, generally located in 15200 Block of Southeast Loop 410. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 7 returned in favor, 2 returned in opposition, and the Hunter's Pond Neighborhood Association is in opposition.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

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**REQUESTED CONTINUANCES:**

9. **(Continued from 8/04/15) 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, 0 returned in opposition, and no response from the Colonial Hills Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Heard and seconded by Commissioner Salazar for a continuance to September 15, 2015.

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

**NAY: None**

**THE MOTION CARRIED**

10. **(Continued from 08/18/15) ZONING CASE # Z2015254 (Council District 3):** A request for a change in zoning from "FR" Farm and Ranch District to "R-5" Residential Single-Family District on 283.27 acres of land out of CB 4006 located at 16700 Block of South US Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15071)

**COMMISSION ACTION**

A motion was made by Commissioner Heard and seconded by Commissioner Salazar for a continuance to September 15, 2015.

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

**NAY: None**

**THE MOTION CARRIED**

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### **INDIVIDUAL CONSIDERATION**

11. **ZONING CASE # Z2015200 ERZD (Council District 10):** A request to assign zoning for property from "OCL" Outside City Limits to "PUD R-6 AHOD ERZD" Planned Unit Development Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District on 36.123 acres of land out of CB 4915 and CB 4917 located at 5710 East Evans Road. Staff Recommends Approval.

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

Mike Barr, SAWS representative, recommended approval.

Daniel Ortiz, representative, explained the planned project of single-family units.

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

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

**NAY: None**

### **THE MOTION CARRIED**

12. **(Continued from 07/21/15) ZONING CASE # Z2015240 CD (Council District 3):** A request for a change in zoning from "C-2 H MC-1 AHOD" Commercial Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "C-2NA CD H MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair located on Lot 4 C, Block D, NCB 7674 located at 2937 Roosevelt Avenue. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 2 returned in favor, and 4 returned in opposition, and the Mission San Jose Neighborhood Association is in opposition.

Roger Perez, representative, explained the planned project to include auto repairs on subject property. Mr. Perez presented a petition of 20 signatures in support to the Zoning Commission.

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**The following citizens appeared to speak:**

Jessica Torres, spoke in opposition.

Hortencia DeLeon, yielded minutes to Jessica Torres.

Alice McRae, spoke in opposition.

Rose Ann Ramirez, yielded minutes to Alice McRae

Yolanda Montoya, brought a letter from the Mission San Jose Neighborhood Association in opposition.

John McRae, spoke in opposition.

Rosemary Anguiano, yielded minutes to John McRae.

Rosie Anguiano, yielded minutes to John McRae.

Frank Salinas, 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 for a continuance to October 6, 2015.

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

**NAY: Romero**

**THE MOTION CARRIED**

13. **(Continued from 08/18/15) 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 an Alternate Recommendation.

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Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Memorial Heights Neighborhood Association is in opposition. Staff noted 2 petitions with more than 31 signatures have been submitted.

Brandon Lopez, representative, amended the requested zoning to “RM-6 AHOD” Residential Mixed Use Airport Hazard Overlay District. Representative explained and presented pictures of the planned project of a marketable housing community.

**The following citizens appeared to speak:**

Richard Garcia, President of the Memorial Heights Neighborhood Association, spoke in opposition.

Lucille Dyess, spoke in opposition.

Stephanie Acuna, 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 to recommend approval.

**AYES: Shaw, Briones, Martinez**

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

**THE MOTION FAILED**

A motion to reconsider was made by Commissioner Romero and seconded by Commissioner Salazar.

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

**NAY: Heard**

**THE MOTION CARRIED**

**NO OTHER MOTION WAS PRESENTED. THE MOTION FOR ZONING CASE #Z2015199 FAILED AND THE CASE IS FORWARDED TO COUNCIL AS DENIAL.**

14. **ZONING CASE # Z2015243 (Council District 2):** A request to change the zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses not

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to exceed eighteen (18) units per acre on Lots 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hills Neighborhood Association is in favor.

Clint Blue, representative, explained the planned project of eight (8) units. Representative stated he has worked with the community and neighborhood association.

**The following citizens appeared to speak:**

Liz Franklin, spoke in favor.

Mary Ellen Hardee, 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 Romero and seconded by Commissioner Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

15. **ZONING CASE # Z2015246 (Council District 1):** A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with Specific Use Authorization for a Carwash, "O-1 AHOD" Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District, Carwash, Party House/Reception Hall/Meeting Facility, Bar/Tavern, Non-Commercial Parking Lot and three (3) residential units on 1.7886 acres out of NCB 680 and NCB 753, "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with four (4) residential units and non-commercial parking lot on 0.1171 acres out of NCB 680, "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.0698 acres out of NCB 357 and "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District 0.082 acres out of NCB 758 on 2.0575 acres of land out of NCB 753, NCB 680, NCB 758, and NCB 357, generally located in the 600 block of West Cypress Street, 700



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block of Jackson Street and 700 Block of West Poplar Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15065)

Staff mailed 66 notices to the surrounding property owners, 16 returned in favor, 1 returned in opposition, and the Five Points Neighborhood Association is in favor.

Lisa Avestas, The Cove Owner, explained the existing site and parking lot, and noted they were rezoning for compliance with Codes and the use of the property.

**The following citizens appeared to speak:**

Abe Juarez, President of the Five Points Neighborhood Association, spoke in favor.

Lisa Zerda, yielded minutes to Joseph Zerda.

Joseph Zerda, 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 Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

16. **ZONING CASE # Z2015261 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "MF-33 H AHOD" Multi-Family Government Hill Historic Airport Hazard Overlay District on 0.2032 acres out of NCB 1264, located at 630 East Carson Street. Staff recommends Denial, with an Alternate recommendation. (Associated Plan Amendment 15073)

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 17 returned in opposition, and the Government Hill Alliance Neighborhood Association is in opposition.

Don Shin, representative, amended requesting zoning to "CD" and explained the planned project for four (4) dwelling units.

**The following citizens appeared to speak:**

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Raymundo Rivera, spoke in opposition.

Diane Orozco, yielded minutes to Raymundo Rivera.

Todd Mernin, spoke in opposition.

Cindy Tower, spoke in opposition.

Gil Murillo, spoke in opposition.

Joan Murillo, yielded minutes to Gil Murillo.

Raul Saucedo, spoke in opposition.

Rose Hill, President of the Government Hill Alliance 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 Chairman Shaw and seconded by Commissioner Heard for a continuance to September 15, 2015.

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

**NAY: None**

### **THE MOTION CARRIED**

17. **ZONING CASE # Z2015269 CD (Council District 7):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.410 acres of land out of NBC 11492 located at 2506 Bandera Road. Staff recommends Approval.

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

Edward Salinas, representative, explained the planned project of a small business.

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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 with the following conditions:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.

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

**NAY:** None

### **THE MOTION CARRIED**

18. **ZONING CASE # Z2015270 CD (Council District 2):** A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation District Airport Hazard Overlay District to "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Museum on 0.1485 acres out of NCB 3867 and "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Non-Commercial parking Lot on 0.4501 acres out of NCB 3867, located at 1106, 1110, and 1112 East Mulberry Avenue. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 7 returned in favor, 1 returned in opposition, and the Mahncke Neighborhood Association is in opposition.

Trey Jacobson, representative, explained the planned project for an additional parking lot for the Do-Seum Children's Museum.

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

Millard Stetler, spoke in favor.

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Linda Holsonback, spoke in favor.

Juanita K., spoke in favor.

Christina Benacci, spoke in favor.

Melissa Weiner, spoke in favor.

Michael Bartels, spoke in favor.

Randy Ceter, spoke in favor

Michael Lockridge, spoke in favor

Susan Goudge, Board member for the Do-Seum Children's Museum, spoke in favor.

Eddie Ruffo, spoke in favor.

Bertha Moore, spoke in favor.

George Grimes, spoke in opposition.

Carlynn Ricks, spoke in favor.

Lorena Villarreal, 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.

#### **COMMISSION ACTION**

A motion was made by Chairman Shaw and seconded by Commissioner King to recommend approval.

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

**NAY: None**

**ABSTAINED: Salazar**

**THE MOTION CARRIED**

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19. **ZONING CONSIDERATION #15-4541 (City-Wide):** Consideration and recommendation of a City Council Resolution waiving Section 35-421 (d) (1) of the San Antonio City Code to allow zoning commission consideration of zoning requests prior to planning commission recommendation of an associated plan amendment; and directing staff to initiate an amendment to the City Code in furtherance of the waiver as part of the 2015 UDC Amendment process.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

20. **Director's Report:** 2015 Annexation Schedule and Update on Commission Appointments.

21. There being no further business, the meeting was adjourned at 5:24 p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary