

September 15, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 15, 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.

1:11 PM – Public Hearing

2. Roll Call.

PRESENT: Shaw, Salazar, Briones, Martinez, Romero, King

ABSENT: Harris, McGee, Heard

3. **Consideration of September 1, 2015 Zoning Commission Minutes.**

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

COMBINED HEARING:

4. **(Continued from 09/01/15) 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)

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 Briones and seconded by Commissioner Martinez to recommend approval.

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2015256 (Council District 3):** A request for a change in zoning from "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-2 AHOD"

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Commercial Airport Hazard Overlay District on 2.060 acres of land out of NCB 10879, generally located at Interstate 37 and Southeast Military Drive. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No response from the Highland Forest Neighborhood Association and the Highland Hills Neighborhood Association is in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015275 (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on approximately 41.693 acres out of NCB 11166 located on a portion of the 12000 Block of Highway 281 South and 1200 Block of Mission Grande. 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 Mission Del Lago Homeowners Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015276 S (Council District 6):** A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Convenience Store with Carwash and Gasoline on Lot 54, Block 179, NCB 18296, located at 13323 Culebra Road. Staff recommends Approval.

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Staff mailed 5 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015277 CD (Council District 3):** A request for a change in zoning from "C-1" Light Commercial District to "C-1 CD" Light Commercial District with Conditional Use for Auto Sales on Lot 22 and 23, NCB 10849, located at 2812 and 2814 South W.W. White Road. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Lower Southeast Side Neighborhood Association is in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2015278 (Council District 6):** A request for a 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 18, Block 2, NCB 15587, located at 7011 West Plaza. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 2 returned in favor, and 1 returned in opposition. No responses from the Lackland Terrace and Cable-Westwood Neighborhood Associations.

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

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2015280 (Council District 6):** A request for a change in zoning from "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on 2.191 acres of land out of NCB 15382 located at 8303 West Military Drive. Staff recommends Approval.

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

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES:

11. **(Continued from 08/18/15) ZONING CASE # Z2015249 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 Conditional Use for Motor Vehicle Sales (Full Service) on approximately 0.472 of an acre out of NCB 15350 located at 7494 Timbercreek. Staff recommends Approval.

COMMISSION ACTION

A motion was made by Commissioner Salazar and seconded by Commissioner Martinez for a continuance to October 20, 2015.

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

NAY: None

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THE MOTION CARRIED

12. **(Continued from 09/01/15) 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.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Salazar for a continuance to October 6, 2015.

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2015281 (Council District 5):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 11,12,13 and 14, Block 4, NCB 2438 located at 1214 El Paso Street and 806, 810, and 814 South Brazos Street. Staff recommends Approval.

COMMISSION ACTION

motion was made by Commissioner Briones and seconded by Commissioner Salazar for a continuance to October 6, 2015.

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

14. **(Continued from 09/01/15) ZONING CASE # Z2015261 CD (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 "R-6 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units on 0.2032 acres out of NCB 1264, located at 630 East Carson Street. Staff recommends Approval.

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

Don Shin, applicant, explained his planned project of a four-plex.

The following citizens appeared to speak:

Cindy Tower, spoke in opposition.

JoAn Murillo, yielded minutes to Cindy Tower.

Raul Saucedo, spoke in opposition.

Todd Mernin, spoke in opposition.

Raymundo Rivera, spoke in opposition.

Rose Hill, President of Government Hill Alliance, spoke in opposition.

Marie Stout, yielded minutes to Rose Hill.

Gil Murillo, spoke in opposition.

Marlene Hawkins, spoke in favor.

Angelica Ayala, spoke in favor.

Jordan Sinclair, spoke in favor.

Michael Ray Robinson, 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 Martinez to recommend denial.

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

NAY: None

THE MOTION CARRIED

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15. **(Postponed from 08/04/15) ZONING CASE # Z2015114 (Council District 8):** A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District, "C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-18 MSAO-1 MLOD-1" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-18 GC-1 MSAO-1 MLOD-1" Limited Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District on approximately 14.152 acres out of NCB 35733 located at the 7000-7100 Block of Oak Drive. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 2 returned in favor, and 10 returned in opposition. The Friends of Friedrich Wilderness Park Neighborhood Association is in non-opposition.

James McKnight, representative, explained the planned project, and stated the effort in working with the community and city.

The following citizens appeared to speak:

Donna Gott, 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 with all Gateway Corridors conditions.

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

NAY: None

THE MOTION CARRIED

16. **(Postponed from 08/04/15) ZONING CASE # Z2015227 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill

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Historic Airport Hazard Overlay District for four (4) single-family residential units on 0.180 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 23 returned in favor, 16 returned in opposition, and the Dignowity Hills Neighborhood Association is in opposition.

Logan Fuller, Project Stakeholder, explained proposed project of four (4) single-family homes.

Jorge Herrera, explained the reason for rezoning. Applicant noted a petition was collected with signatures in support and presented a video of support from the surrounding community.

The following citizens appeared to speak:

Liz Franklin, spoke in opposition.

Brian Dillard, President of the Dignowity Hills Neighborhood Association, spoke in opposition.

David Malley, spoke neutral.

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, Salazar, Briones, Martinez, Romero, King

NAY: None

THE MOTION CARRIED

17. **ZONING CASE # Z2015273 (Council District 3):** A request for a change in zoning from "R-6 H RIO-4 MPOD-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "C-2 H RIO-4 MPOD-1 AHOD" Commercial Mission Historic River Improvement Overlay Concepción Mission Protection Overlay Airport Hazard Overlay District and "R-6 H MPOD-1 AHOD" Residential Single-Family Mission Historic Concepción Mission Protection Overlay Airport Hazard Overlay District to "MF-33 H RIO-4 MPOD-1 AHOD" Multi-Family Mission Historic River Improvement Overlay Mission Concepción Protection Overlay Airport Hazard Overlay District on 5.643 acres of land out of NCB 3975 and "MF-33 H MPOD-1 AHOD" Multi-Family Mission Historic Mission

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Concepcion Protection Overlay Airport Hazard Overlay on 0.451 acres of land out of NCB 3975 located at 222 East Mitchell Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15077)

Staff mailed 69 notices to the surrounding property owners, 2 returned in favor, 3 returned in opposition, and no response from the Roosevelt Park Neighborhood Association.

Daniel Ortiz, representative, explained the planned project of multi-family apartment homes.

Mark Tolley, 210 Development Group Partner, presented current pictures of the property, and proposed modified site plan.

The following citizens appeared to speak:

Father David Garcia, representing the Archdiocese, spoke in favor.

Alan Matthews, spoke in opposition.

Margaret Murphy, spoke in opposition.

Carroll Brown, Representative of the Alliance for San Antonio Missions, concerned with planned project.

Peggy Johnson, spoke in opposition.

Epifanio Hernandez, Liaison to the World Heritage Monument Committee to the Mission Indians of San Antonio, spoke in opposition.

Al Arreola, President CEO of the South San Antonio Chamber of Commerce, spoke in favor.

Vincent Huizar, spoke in favor.

Armando Santiago, spoke in opposition.

Moses Siller, spoke in favor.

Candy Beltran, President of the Roosevelt Park Neighborhood Association, spoke in favor.

Janet Dietel, spoke in favor

Secretary Henry Cisneros, 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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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

18. **ZONING CASE # Z2015279 CD (Council District 7):** A request for a change in zoning from "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with up to sixteen (16) residents to "R-4 CD" Residential Single-Family District with a Conditional Use for a Nursing Facility with up to thirty-two (32) Residents on approximately 2.19 acres of land out of NCB 18553 located in the 8900 Block of Guilbeau Road. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, 8 returned in opposition, and the Braun Station West Community Improvement Association is in favor.

Xavier Torres, representative, explained planned project of two (2) assistant living facilities with up to thirty-two (32) residents.

Florin Gheliuc, owner, explained the type of residents the facility will house.

The following citizens appeared to speak:

Martina Torrez, 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 Salazar and seconded by Commissioner Martinez to recommend approval with the following conditions:

1. Eight (8) foot fencing along the property lines adjacent to residential uses.
2. Dumpsters should be screened and located within twenty (20) feet of the back of the building, not adjacent to residential uses.
3. All lighting shall be downward lighting with no spill over to residential uses.
4. Fifteen (15) foot landscape buffer adjacent to residential uses.

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

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NAY: None

THE MOTION CARRIED

19. **Director's Report:** Special Zoning Commission Meeting on September 18, 2015

20. There being no further business, the meeting was adjourned at 5:10 p.m.

APPROVED:

William Shaw, Chairman

ATTEST:

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John P. Jacks, Executive Secretary