

September 18, 2015

DRAFT

**SAN ANTONIO ZONING COMMISSION SPECIAL MEETING
OFFICIAL MINUTES
September 18, 2015**

1. The Zoning Commission of the City of San Antonio met in the Council Chambers at the City Hall Complex located at 114 West Commerce.

10:10 AM – Public Hearing

2. Roll Call.

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

ABSENT: Harris, Martinez

INDIVIDUAL CONSIDERATION

3. **ZONING CASE # Z2015282 CD S ERZD (Council District 8):** A request to assign zoning to “RP” Resource Protection District, “RE” Residential Estate District, “R-20” Residential Single-Family District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “C-2” Commercial District, “G” Golf Course District, “NP-8” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District, “NP-15” Neighborhood Preservation District, “MHC” Manufactured Housing Conventional District, “FR” Farm and Ranch District; Overlay Districts as applicable: “GC-1” Hill Country Gateway Corridor District, “MSAO-1” Military Sound Attenuation Overlay District, “MLOD” Military Lighting Overlay District, “AHOD” Airport Hazard Overlay District, and “ERZD” Edwards Recharge Zone District Conditional Uses and Specific Use Authorizations as follows: “C-2 CD” Commercial District with Conditional Use for truck repair and maintenance, “C-2 S” Commercial District with Specific Use Authorization for a convenience store (with gasoline and carwash), “C-2 CD” Commercial District with Conditional Use for auto and light truck repair, “C-2 CD” Commercial District with Conditional Use for warehousing, “C-2 CD” Commercial District with Conditional Use for motor vehicle sales, “C-2 CD” Commercial District with Conditional Use for farm supplies, “C-2 CD” Commercial District with Conditional Use for machine shop, “C-2 CD” Commercial District with Conditional Use for oversized vehicle, boat and marine store (outside storage permitted), “C-2 CD” Commercial District with Conditional Use for manufactured homes/oversize vehicle sales, service, or storage, “C-2 CD” Commercial District with Conditional Use for landscaping materials-sales and storage, “C-2 CD” Commercial District with Conditional Use for construction trades contractor, “C-2 CD” Commercial District with Conditional Use for welding shop, “C-2 CD” Commercial District with Conditional Use for manufactured home/oversize vehicle sales, rental, service, or storage, “C-2 CD” Commercial District with Conditional Use for driving range, “C-2 S” Commercial District with Specific Use Authorization for party house, reception hall, meeting facilities, “C-2 CD” Commercial District with Conditional Use for bar/tavern on approximately 9,560 acres in Bexar County, Texas, located north of NW Loop

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1604, extending to areas to the east and west sides of IH-10 West, and south of the Kendall County line. The area is generally bound on the north by the Kendall County line and the Fair Oaks Ranch City Limit Line; on the East by Old Fredericksburg Road, Fair Oaks Ranch City Limit line, Camp Stanley, Aue Road, and IH 10 West (south of Aue Road); on the south by NW Loop 1604; and on the West by Bandera Road; Scenic Loop Road; and Boerne Stage Road (north of Scenic Loop Road intersection.)

Staff mailed 7869 notices to the surrounding property owners, 3 returned in favor, 3 returned with no comment, and 63 returned in opposition with 55 opposed to annexation only, without reference to the zoning.

Nina Nixon-Mendez, City of San Antonio, presented a power point on the I-10 West Limited Purpose Annexation.

The following citizens appeared to speak:

John Hicks, spoke in favor.

Harry Jewett, spoke in opposition and requesting “C-3” at property address 28970 IH 10 West.

Genevieve Allison, Trailwood Homeowners Association, spoke in opposition.

Ashley Farrimond, Southbound Texas Limited, spoke in opposition to the proposed zoning.

Paul Hunt, Grey Forrest Development LLC, spoke in opposition to proposed zoning.

Harold Galm, Walter Gerlach Livestock Show and Auction, spoke in opposition to the proposed zoning.

Michael Garcia, spoke in opposition to the proposed zoning.

Juan Alvarez, spoke in opposition to the proposed zoning.

David Parkerson, Cedar Creek area, spoke in favor and requested “C-2” zoning.

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 Commissioner Romero and seconded by Commissioner Heard to recommend Approval for the following: 18575 Babcock Road, 19389 Babcock Road (Property ID 255318), 18379 Babcock Road, Kyle Seale Parkway Property ID 246690 (1.2 acres out of 48.38 acres), Kyle Seale Parkway Property ID 1013714, Kyle Seale Parkway Property ID 1090912, Kyle Seale Parkway Property ID 1090913, and Kyle Seale Parkway Property ID 1090911.

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Romero and seconded by Commissioner Salazar to amend the zoning request from “C-2” Commercial District to “DR” District Reserve on the following properties; 18575 Babcock Road, 18379 Babcock Road, 19389 Babcock Road (Property ID 255318).

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Romero and seconded by Commissioner King to amend the zoning request from “C-2” Commercial District to “C-1” Light Commercial District on the following properties: Property ID 1013714, Property ID 1090911, Property ID 1090912, Property ID 1090913, and Property ID 246690 (1.2 acres out of 48.38 acres).

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

NAY: None

THE MOTION CARRIED

4. Director’s Report:

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5. There being no further business, the meeting was adjourned at 11:42 a.m.

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary