

December 15, 2015

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
December 15, 2015**

**DRAFT**

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. 1:05 PM – Public Hearing**

**2. Roll Call.**

**Present:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**Absent:** Briones, Martinez, Gonzalez

**3. Consideration of the December 1, 2015 Zoning Commission Minutes.**

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

**REQUESTED CONTINUANCES:**

- 4. ZONING CASE # Z2016026 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 Manufactured Home/Oversized Vehicle Sales, Service or Storage on 0.510 acres of land out of NCB 34400 generally located southeast of the intersection of Loop 1604 North frontage and Kilmarnoch. Staff recommends Approval.

**The following citizens appeared to speak:**

Thomas Pettus, 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 Commissioner Romero and seconded by Commissioner P. McGee for a continuance to January 19, 2016.

**AYES:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**NAY:** None

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**THE MOTION CARRIED**

5. **ZONING CASE # Z2016036 CD (Council District 8):** A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District and "O-2" Office District to "C-2 CD" Commercial District with Conditional Use for Automotive and Light Truck Repair on 0.233 acres of land out of NCB 14702, located at 9617 Huebner Road. Staff recommends Approval.

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 P. McGee for a continuance to January 19, 2016.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

6. **ZONING CASE #Z2016031 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block 24, NCB 11357 located at 2122 Valencia Calle. Staff recommends Denial.

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 P. McGee and seconded by Commissioner Diaz-Sanchez for a continuance to February 2, 2016.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

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**COMBINED HEARING:**

7. **ZONING CASE # Z2016022 (Council District 4):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 66 and Lot 67, Block 3, NCB 11260 located in the 7300 block of New Laredo Highway at 915 Bynum Avenue. Staff recommends Approval.

Staff mailed 46 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

**COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**NAY:** None

**THE MOTION CARRIED**

8. **ZONING CASE # Z2016028 (Council District 2):** A request for a change in zoning from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Homes on 0.1855 acres of land out of NCB 538 located at 629 Burnet Street. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dignowity Hills Neighborhood Association.

**COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**NAY:** None

**THE MOTION CARRIED**

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9. **ZONING CASE # Z2016030 (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on 0.328 acres of land out of NCB 531 located at 928 North Olive Street. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Dignowity Hills Neighborhood Association is in favor.

#### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia  
**NAY:** None

#### **THE MOTION CARRIED**

10. **ZONING CASE # Z2016032 (Council District 4):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7, Block 1, NCB 13401 located at 2810 Southwest Military Drive. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

#### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia  
**NAY:** None

#### **THE MOTION CARRIED**

11. **ZONING CASE # Z2016033 S (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on 0.746 of an acre out of NCB 1021 located at 716, 718, 720, 724 Culebra Street. Staff recommends Approval.

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Staff mailed 20 notices to the surrounding property owners, 7 returned in favor, 0 returned in opposition, and no response from the Gardendale Neighborhood Association.

### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

12. **ZONING CASE # Z2016034 (Council District 2):** A request for a change in zoning from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H AHOD" Residential Single- Family Dignowity Hill Historic Airport Hazard Overlay District on South 42 feet of Lot 38, Block 4, NCB 1372 located at 403 North Palmetto. Staff recommends Approval.

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

### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

13. **ZONING CASE # Z2016037 CD (Council District 10):** A request for a change in zoning from "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District to "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on 6.01 acres of land out of NCB 12104, located at 2876 Nacogdoches Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition. No responses from the Mac Arthur Park and Forest Oak Neighborhood Associations.

### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**NAY:** None

#### **THE MOTION CARRIED**

14. **ZONING CASE # Z2016038 CD (Council District 3):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.3030 acres of land out of NCB 12914 located at 2511 Southeast Loop 410. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Jupe Manor Neighborhood Association.

#### **COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval with the following condition:

- Solid screen fencing adjacent to residential zoning and uses.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia

**NAY:** None

#### **THE MOTION CARRIED**

15. **ZONING CASE # Z2016039 CD (Council District 3):** A request for a change in zoning from "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Brake Repair Shop to "C-2 CD MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot 13 and the South 50 feet of Lot 12, Block 1, NCB 6512 located at 1629 Roosevelt Avenue. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Roosevelt Park Neighborhood Association is in favor.

#### **COMMISSION ACTION**

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

**Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

16. **ZONING CASE # Z2016041 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on 0.2921 acres of land out of NCB 6673 located at 361 Teresa Street at Interstate 35 Access Road. Staff recommends Approval.

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

### **COMMISSION ACTION**

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

**Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

### **INDIVIDUAL CONSIDERATION**

**Commissioner Garcia recused herself from Zoning Case Z2015059 ERZD**

17. **ZONING CASE # Z2015059 ERZD (Council District 9):** A request for a change in zoning from "PUD R-6 MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District to "O-1 MLOD MSAO AHOD ERZD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District on 3.630 acres out of NCB 16334 located at the 3000 to 4000 Block of westbound North Loop 1604 West. Staff recommends Approval.

Staff mailed 2 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

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Mike Barr, SAWS Representative, presented impervious cover recommendations.

James McKnight, representative, presented information on the planned project for office buildings.

**No citizens appeared to speak.**

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 P. McGee and seconded by Commissioner Salazar to recommend approval with all SAWS recommendations.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, P. McGee, King**

**NAY: None**

### **THE MOTION CARRIED**

**Commissioner Garcia returned to the Zoning Commission meeting.**

18. **ZONING CASE # Z2016025 CD (Council District 1):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 28, Block 79, NCB 2794 located at 1538 and 1542 West Hildebrand Avenue. Staff recommends Approval.

Staff mailed 47 notices to the surrounding property owners, 7 returned in favor, and 0 returned in opposition. The Los Angeles Heights Neighborhood Association is in favor and no response from the Keystone Neighborhood Association.

Rene Morales, representative, explained the planned project, and stated he is working with the surrounding community.

**No citizens appeared to speak.**

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**



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A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner King to recommend approval.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Romero, King, P. McGee, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**19. Director's Report:**

- Briefing on Mayor's Taskforce information.

20. There being no further business, the meeting was adjourned at 1: 51 p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary