

August 18, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 18, 2015**

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.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Shaw, Harris, Salazar, Briones, Martinez, Romero, McGee, King, Heard
ABSENT: None

3. **Consideration of August 4, 2015 Zoning Commission Minutes.**

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

COMBINED HEARING:

4. **(Continued from 08/04/15) ZONING CASE # Z2015234 (Council District 8):** A request for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15061)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Oakland Estates Neighborhood Association.

COMMISSION ACTION

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

AYES: Shaw, Harris, Salazar, Briones, Romero, McGee, King, Heard
NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2015237 (Council District 8):** A request for a change in zoning from "O-2" High Rise Office District to "C-2" Commercial District on Lot E 334.5 ft of 10, Block

August 18, 2015

1, NCB 14701, generally located in the 5900 block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15063)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Oakland Estates Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015253 CD (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on 0.1002 acres of land out of NCB 3128 located at 120 West Highland Boulevard. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and no response from the Roosevelt Park Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015255 S (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Childcare Daycare Center on Lot 36, Block 6, NCB 12266, located at 143 Postwood Drive. Staff recommends Approval.

August 18, 2015

Staff mailed 29 notices to the surrounding property owners, 10 returned in favor, and 3 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015257 (Council District 2):** A request for a change in zoning from "C-3 NA" General Commercial Nonalcoholic Sales District to "L" Light Industrial District on 1.339 acres out of NCB 12887 located at 1920 South East Loop 410. Staff recommends Approval.

Staff mailed 8 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 Salazar to recommend approval.

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2015262 (Council District 4):** A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lots 1 and 2, Block 12, NCB 15609 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on Lots 1-25, Block 11, NCB 15069, Lots 1-10, Block 13, NCB 15609, Lots 1-10, Block 14, NCB 15609, Lots 1-7, Block 16, NCB 15609, Lots 1-21, Block 17, NCB 15609, Lots 1-22, Block 18, NCB 15609, generally located South of Loop 410 on State Highway 16 South. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

August 18, 2015

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES:

10. **(Continued from 07/21/15) 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.

COMMISSION ACTION

A motion was made by Commissioner Heard and seconded by Commissioner Romero for a continuance to September 1, 2015.

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

NAY: None

THE MOTION CARRIED

11. **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. (Associated Plan Amendment #15071)

COMMISSION ACTION

A motion was made by Commissioner Heard and seconded by Commissioner Romero for a continuance to September 1, 2015.

August 18, 2015

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

NAY: None

THE MOTION CARRIED

12. **(Continued from 08/04/15) 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 Heard and seconded by Commissioner McGee for a continuance to September 15, 2015.

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2015180 (Council District 1):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.2040 acres out of NCB 8814 located at 1807 West Wildwood Drive. Staff recommends Denial with Alternate recommendation. (Associated Plan Amendment #15062)

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

August 18, 2015

14. **ZONING CASE # Z2015140 ERZD (Council District 8):** A request to change the zoning from "R-6 MLOD ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District on 0.375 acres out of NCB 14728, located in the 12100 Block of Pebble Lane. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Mike Barr, SAWS representative, recommended approval.

Kevin Love, representative, explained planned project of parking lot.

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 King to recommend approval with all SAWS recommendations.

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

THE MOTION CARRIED

15. **ZONING CASE # Z2015216 ERZD (Council District 10):** A request to change the zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on approximately 12.844 acres out of NCB 17225 located at 17205 Jones Maltsberger Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

Mike Escalante, SAWS representative, recommended approval.

Chester Jess, representative, explained the planned project of a future office building.

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

August 18, 2015

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval with all SAWS recommendations.

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

NAY:

THE MOTION CARRIED

16. **ZONING CASE # Z2015258 CD (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 58, Block 15, NCB 12072 located at 487 Maplewood Lane. Staff recommends Denial.

Staff mailed 23 notices to the surrounding property owners, 4 returned in favor, and 0 returned in opposition.

James McKnight, representative, explained the planned project of in-home office.

The following citizens appeared to speak:

Charles Nourie, spoke in favor.

James Smith, 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 Harris and seconded by Commissioner Martinez to recommend approval with these conditions:

- 1) No signs or advertising related to the Professional Office shall be allowed on the property.
- 2) No vehicles with posted signs shall be parked on the property for more than 48 hours.
- 3) Screen planting shall be installed and maintained permanently between the driveway and the curb on the front and east side of the property and shall not impede traffic visibility.

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

NAY: None

THE MOTION CARRIED

August 18, 2015

17. **ZONING CASE # Z2015263 CD (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Sales, Service and Storage on 1.83 acres out of NCB 11711, located at 6977 San Pedro Avenue. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Shearer Hills Ridgeview is in favor.

Jason Banks, applicant, explained the planned project to allow parked trucks on subject property.

The following citizens appeared to speak:

James Smith, 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 Approval with the following condition:

1. Five (5) foot buffer along chain-link fence, between multi-family and commercial to buffer vehicle storage.

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

NAY: None

THE MOTION CARRIED

18. **(Continued from 08/04/15) ZONING CASE # Z2015225 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty Jean Street. Staff recommends Approval pending Plan Amendment. (Associated Plan Amendment #15059)

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and the Highland Hills /Hotwells Neighborhood Association is favor.

Twenty-one (21) residents signed a petition for opposition.

Art Flores, representative, explained the planned project.

August 18, 2015

The following citizens appeared to speak:

Judy Hernandez, spoke in opposition.

Angela Cardona, District 3 Council Aide, stated this case is part of a large area re-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.

COMMISSION ACTION

A motion was made by Commissioner Martinez and seconded by Commissioner Salazar to recommend Denial.

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

NAY: None

THE MOTION CARRIED

19. **(Continued from 08/04/15) ZONING CASE # Z2015247 CD S (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for a Professional Office and "R-6 S" Residential Single-Family with Specific Use Authorization for a Day Care Center on 3.211 acres of land out of NCB 18290, located at 10614 Old Prue Road. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 10 returned in opposition.

Representative not present.

The following citizens appeared to speak:

Richard Laskowski, 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 for a continuance to September 1, 2015.

August 18, 2015

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

NAY: None

THE MOTION CARRIED

20. **ZONING CASE # Z2015251 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Airport Hazard Overlay Zone with uses permitted in "C-2P" Commercial Pedestrian District on 1.979 acres out of NCB 18 and NCB 3127 located at 829 Nogalitos Street. Staff recommends Approval.

Staff mailed 55 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Collins Garden Neighborhood Association is in favor.

Angie Mock, representative, CEO of the Boys & Girls Club, explained the planned project for a youth community center.

The following citizens appeared to speak:

Rob Killen, spoke for non conforming concerns.

Adam Gill, Architect for applicant, explained project.

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

NAY: None

THE MOTION CARRIED

21. **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" Commercial Airport Hazard Overlay District on Lot 60, Block 3, NCB 10879, generally located at Interstate 37 and Southeast Military Drive. Staff recommends Approval.

August 18, 2015

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

Andrew Dettman, representative, Foresite Group Inc, explained the planned project for a CVS retail pharmacy.

The following citizens appeared to speak:

Liz Trainor, President of the Highland Hills 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 Martinez and seconded by Commissioner King for a continuance to September 1, 2015.

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

NAY: None

THE MOTION CARRIED

22. **ZONING CASE # Z2015259 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 25, Block 8, NCB 13959, located at 5410 Congo Lane. Staff recommends Denial.

Staff mailed 37 notices to the surrounding property owners, 1 returned in favor, and 3 returned in opposition.

Rodrigo Gonzalez, representative, explained the planned project for a triplex with two (2) bedrooms per unit.

The following citizens appeared to speak:

Iris Zuniga, 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.

August 18, 2015

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

23. **Director's Report:** Briefing for item on September 1, 2015 agenda for "Consideration and Recommendation waiving City Code Chapter 35 Section 35-521 (d)(1), requiring a Plan Amendment recommendation from the Planning Commission prior to the consideration by the Zoning Commission of associated zoning requests related to the 2015 Annexation Program"

24. There being no further business, the meeting was adjourned at 3:25 p.m.

August 18, 2015

13

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary

August 18, 2015

13

APPROVED:

A handwritten signature in black ink, consisting of a large, sweeping 'W' followed by a horizontal line.

William Shaw, Chairman

ATTEST:

A handwritten signature in blue ink, featuring a large, stylized 'J' and 'P'.

John P. Jacks, Executive Secretary