

May 3, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 3, 2016**

DRAFT

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. 1:15 PM – Public Hearing

2. Roll Call.

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

Absent: Briones

Javier Roman, World-Wide Languages, translator was present.

COMBINED HEARING:

- 3. (Continued from 04/19/2016) ZONING CASE # Z2016113 (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 6, Block 6, NCB 17640 generally located in the 10200 Block of West Military Drive. Staff recommends Approval.

Staff mailed 17 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 King to recommend approval.

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

NAY: None

THE MOTION CARRIED

- 4. ZONING CASE # Z2016116 (Council District 1):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-

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2" Commercial District and Office/Warehouse on Lots 1 and 2, NCB 754 located at 1202 North Flores Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Five Points Neighborhood Association is in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2016131 (Council District 6):** A request for a change in zoning from "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District on approximately 202.0 acres of land out of NCB 19127, NCB 15329 and NCB 15849, generally located at the intersection of Highway 151 and Ingram Road. Staff recommends Approval.

Staff mailed 154 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 King to recommend approval.

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2016135 (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay on 3.00 acres of land out of NCB 13663 generally located in the 8400 Block of Charles Katz Drive. Staff recommends Approval.

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Staff mailed 5 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 King to recommend approval.

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2016137 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 3 & 4, Block 22, NCB 8543 located at 1524 Castroville Road. 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 P. McGee and seconded by Commissioner King to recommend approval.

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2016138 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District and "C-2NA" Commercial Nonalcoholic Sales District on 7.5 acres out of NCB 14862, generally located in the 5400 block of Prue Road. Staff recommends Approval.

Staff mailed 38 notices to the surrounding property owners, 8 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval with Authorization for an eight (8) foot fence.

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2016140 S (Council District 9):** A request for a change in zoning from "C-2 MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District to "C-2 S MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash) on 1.501 acres out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16037).

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Oaks Vista Del Norte Homeowners Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2016153 (Council District 4):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 1, NCB 13965, located at 4802 Morey Road. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Commissioner Martinez made a friendly amendment to have cases Z2016133 and Z2016134 CD moved to the Individual Hearing. Commissioner Romero seconded the amendment.

REQUESTED CONTINUANCES:

11. **ZONING CASE # Z2016132 (Council District 3):** A request for a change in zoning from "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "C-2" Commercial District on Lot 8, NCB 12894 and Lot 35, NCB 12891, located at 4642 Rigsby Avenue and 2406 Tyne Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16035)

Applicant was not present.

The following citizens appeared to speak:

Larry Jackson, spoke in opposition.

Mary Helen Perez, President of Jupe Manor Neighborhood Association, spoke in opposition.

Faye Conklin, yielded minutes to Mary Helen Perez

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 J. McGhee and seconded by Commissioner King for a continuance to June 7, 2016.

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

NAY: None

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THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

12. **ZONING CASE # Z2016112 CD S ERZD (Council District 9):** A request for a change in zoning from "C-2 CD MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Aquifer Recharge District with a Conditional Use for an Indoor Theater Permitting Over 2 Screens and/or Stages to "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Aquifer Recharge District with Conditional Use and Specific Use Authorization for a Carwash on Lot 5, Block 4, NCB 18218, located at 23202 US Highway 281 North. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 3 returned in favor, 0 returned in opposition, and no response from the Winchester Neighborhood Association.

Roger Flores, representative, stated the rezoning is to allow an environmentally friendly carwash, and presented a power point presentation to the Zoning Commission regarding the project.

Mike Escalante, SAWS representative, presented SAWS recommendation of Approval.

Dennis Brown, Designer, stated the design process of the carwash will be made with recycled materials and solar panels.

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 Garcia to recommend Approval with all SAWS conditions and with installation of a secondary containment liner on the property.

AYES: Shaw, J. McGhee, Salazar, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: Diaz-Sanchez

THE MOTION CARRIED

Commissioner Romero left the Zoning Commission at 2:20 pm.

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13. **(Continued from 04/19/2016) ZONING CASE # Z2016127 (Council District 1):** A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16034)

Staff mailed 41 notices to the surrounding property owners, 0 returned in favor, 12 returned in opposition, and no response from the Los Angeles Heights Neighborhood Association.

David Triplett, representative, stated the property is currently a multi-tenant retail center, and requested the zoning change for future tenant turnover.

The following citizens appeared to speak:

Patricia Moreno, requested a continuance to work with the representative.

Vicky Araujo, spoke in opposition.

Dolores Villarreal, 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 Diaz-Sanchez and seconded by Commissioner Martinez for a continuance to May 17, 2016.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Martinez, Rose-Gonzales, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED.

14. **ZONING CASE # Z2016133 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 4, 5 and 6, Block 2, NCB 9252 located at 2530 Culebra Road. Staff recommends Approval.

Staff mailed 39 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Applicant not present.

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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 Martinez and seconded by Commissioner Garcia to recommend Approval for "C-3 NA."

AYES: Diaz-Sanchez, J. McGhee, Salazar, Martinez, Rose-Gonzales, P. McGee, King, Garcia

NAY: Shaw

THE MOTION CARRIED

15. **ZONING CASE # Z2016134 CD (Council District 5):** 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 Auto Sales on Lots 5 - 10, Block 15, NCB 8303 located at 2924, 2928 and 2932 Culebra Road. Staff recommends Approval.

Staff mailed 38 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Loma Vista Neighborhood Association.

Andy Castillo, representative, requested the zoning to allow an auto sales business on the property.

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 Martinez and seconded by Commissioner Garcia to recommend Approval with the following conditions:

1. A six (6) foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A fifteen (15) foot Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning uses.

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3. All on-site lighting shall be directed on 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, Diaz-Sanchez, J. McGhee, Salazar, Martinez, Rose-Gonzales, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2016136 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Three (3) Residential Dwelling Units on 0.113 acres of land out of NCB 2023, located at 2002 North Calaveras. Staff recommends Denial with Alternate Recommendation.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition.

Ted Gonzales, representative, stated the property provides a supplemental income for his family. Mr. Gonzales presented the Commission with a petition signed in favor by neighbors, and stated the surrounding area has low traffic with similar structures.

The following citizens appeared to speak:

Mauro Martinez, spoke in opposition.

Mr. Zapata, yielded minutes to Mauro Martinez.

Mr. Villarreal, yielded minutes to Mauro Martinez.

Ms. Flores spoke for her father Raul Flores, in opposition.

Rosa Trevino spoke for her father Timotes Escobar, 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 Diaz-Sanchez and seconded by Commissioner P. McGee for Approval for two (2) Dwelling Units.

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

NAY: None

THE MOTION CARRIED

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Chairman Shaw and Commissioner Diaz-Sanchez stepped out of the Zoning Commission meeting at 3:45 p.m.

17. **ZONING CASE # Z2016139 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-42, NCB 15678, located at 3724 Thousand Oaks Drive. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Oak Grove Estates Neighborhood Association.

Lori Orr, representative, requested to amend the zoning request to "C-2 S" with Specific Use Authorization for a Carwash. The representative stated the planned project is for a convenient store, gas station and carwash business on the property.

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 King and seconded by Commissioner Salazar to recommend Approval as Amended for "C-2 S" with Specific Use Authorization for a Carwash.

AYES: J. McGhee, Salazar, Martinez, P. McGee, King, Garcia

NAY: None

PASSED: Shaw

THE MOTION CARRIED

18. **ZONING CASE # Z2016141 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Housing Airport Hazard Overlay District on Lots 18, 19, and 20, NCB 15666, located in the 12000 Block of FM 1937. Staff recommends Approval.

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

Christie Rodriguez, representative, requested the zoning change to make her property sellable.

The following citizens appeared to speak:

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Louis Gonzales, left the meeting.

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 J. McGhee and seconded by Commissioner Martinez to recommend Approval.

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

NAY: None

THE MOTION CARRIED

19. Consideration of the April 19, 2016 Zoning Commission Minutes.

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

20. Director's Report:

21. There being no further business, the meeting was adjourned at 4:00 p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary