

ZONING CASE # Z2017206 (Council District 2, 4, 6, 8) – August 15, 2017

Assigning zoning to areas considered for annexation from “OCL” Outside City Limits to “RP” Resource Protection District, “RE” Residential Estate District, “RD” Rural Development District, “FR” Farm and Ranch District, “NP-10” Neighborhood Preservation District, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MI-1” Mixed Light Industrial District, “MF-18” Limited Density Multi-Family District, “MF-25” Multi-Family District, “MF-33” Multi-Family District, “G” Golf Course District, “ED” Entertainment District, “MXD” Mixed Use District, “C-2 CD” Conditional Use for Motor Vehicle Sales/Full Service, “C-2 CD” Conditional Use for Landscaping Materials-Sales and Storage, “C-2 CD S” Conditional Use for Office/Warehousing/Flex Space and Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “C-3 CD” Conditional Use for Batch Plant, “C-2 CD” Commercial District with Conditional Use for Outdoor Storage Under Roof and Screened, “C-2 CD” Commercial District with Conditional Use for a Car Wash, “C-2 CD” Commercial District with Conditional Use for Auto and Light Truck Repair, “C-2 S” Commercial District with Specific Use for a Wireless Communication System, and overlay districts of “AHOD” Airport Hazard Overlay District, “MAOZ” Military Airport Overlay Zone, “MLOD” Military Lighting Overlay District, “MSAO” Military Sound Attenuation Overlay District, “GC-1” Hill Country Gateway Corridor, “GC-2” Highway 151 Gateway Corridor, “UC-1” IH-10/FM 1604 Urban Corridor and “ERZD” Edwards Recharge Zone District where applicable on 18.5 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area), generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area), generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo ranch Parkway (The Wiseman Boulevard Corridor Annexation Area), generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area), generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area), generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 15-16 (The IH-10 East-Loop 1604 East Interchange Annexation Area), generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway (The Vance Jackson - North Loop 1604 West Tracts Annexation Area). Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17063)

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Kayla Leal, DSD Planner, presented Z2017206 to the Zoning Commission.

Staff mailed 3997 notices to the surrounding property owners of each area. Property owners within 200 feet of the proposed zoning responded with 3 returned in favor, and 25 returned in opposition. Property owners within 200 feet of the proposed annexation area responded with 2 returned in favor, and 38 returned in opposition

Catherine Hernandez, DSD Administrator, amended the zoning request for the Potranco/1604 Map

Properties east of Loop 1604:

- “I-1 S” Light Industrial with Specific Use Authorization for Outside Storage (No Screening Required)
- “C-3” General Commercial District for the frontage along Loop 1604 with Deed restriction to prohibit Gas Stations
- “MLOD-2” Military Lighting Overlay District
- “MSAO-2” Military Sound Attenuation Overlay District

Properties west of Loop 1604:

- “R-5” Residential Single-Family District
- “C-3” General Commercial District for the frontage along Loop 1604
- “MLOD-2” Military Lighting Overlay District

Priscilla Rosales-Pina, DPCD Planning Manager, presented the proposed zoning district designations on the maps for each specific area of:

- Babcock
- Culebra Rd-Alamo Ranch
- Wiseman Rd
- Potranco Rd/West Loop 1604
- Vance Jackson- N Loop 1604 W
- Foster Road
- IH 10 E – Loop 1604 E

Bridget White, DPCD Director, clarified information on questions asked by the

Mike Barr, SAWS Representative, (Babcock Rd area) stated the recharge zone line is wrong on the GIS map, and presented an updated map to the Zoning Commission with the corrected recharge zone boundary; and noted the City staff will amend any changes.

Clinton Easton, DPCD, clarified information on the properties in the Vance Jackson area.

The following citizens appeared to speak:

Ashley Farrimond, (Babcock area), requested “ED” zoning on the Palmer Golf Course property, she also stated this property is a part of the 1600 acres of the La Cantera MDP.

James McKnight, (Culebra-Alamo Ranch Area), stated he has worked with the City to accommodate zoning requests compatible with the MDP that has been submitted. (Potranco Area) requested 3 properties to C-3 and MF-33. (I H 10 East) requested R-4 on property 694650.

Mike Reyna, (Potranco area) stated a project named Applewood is in process, and requested residential zoning.

Anthony Hoffman, (Potranco area), 12275 Potranco Rd requested Commercial.

James Griffin, (Potranco area), stated there are contracts on the property since September 2015 .

Mickey Varnes, (Vance Jackson area) spoke in favor.

Betty Sales, (Vance Jackson) spoke in favor.

Rev. Ray Warren, (Foster Rd) spoke in opposition.

Earl Warren, (Foster Rd) spoke in opposition.

Theresa Warren, (Foster Rd) spoke in opposition.

Erika Nunley, (Foster Rd), Drivetime Car Sales Company, spoke in favor.

Mary Ann Hajek, (Foster Rd area), spoke in opposition for Industrial, and requested a variety of zoning districts.

Maureen Brown Durst, (Foster Rd), concerned about the zoning and requested light industrial for her properties; 357588, 357590, 357595, 357596, 327903.

Mark Vetter, (I-10 East) spoke in opposition.

Joseph Moreno, (I-10 East) 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Rosalez to recommend Approval for the Babcock Road Corridor and the Vance Jackson- North Loop 1604 West Tracts Annexation Areas.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Commissioners Briones, Rose-Gonzales, and Garcia left the Zoning Commission at 5:10 pm.

A motion was made by Commissioner Rosalez and seconded by Commissioner Head to recommend Approval for the Culebra Road-Alamo Ranch Parkway Commercial Corridor Annexation Area with the recommendations for the proposed “MF-33” changed to “MF-18” and “MF-25”.

AYES: Head, McGhee, Kamath, Rosalez, Greer, Nix

NAY: Romero

THE MOTION CARRIED

A motion was made by Commissioner Rosalez and seconded by Commissioner Greer to recommend Approval for the Wiseman Blvd Commercial Corridor.

AYES: Romero, Head, McGhee, Kamath, Rosalez, Greer, Nix

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Kamath and seconded by Commissioner Greer to recommend Approval for the Potranco Rd-West Loop 1604 Commercial Corridor with staff’s amended recommendations, property ID 202494 to “C-2” , and to exclude property ID’s 201832, 201833, and 201834.

AYES: Romero, Head, McGhee, Kamath, Greer, Nix

NAY: Rosalez

THE MOTION CARRIED

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A motion was made by Commissioner Head and seconded by Commissioner Rosalez to recommend Approval of the Foster Road Annexation Area with staff's recommendations, and "Light Industrial" for property IDs 357588, 357590, 357595, 357596, and 327903.

AYES: Romero, Head, McGhee, Kamath, Rosalez, Greer, Nix

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Head and seconded by Commissioner Greer to recommend Approval for the IH-10 East-Loop 1604 East Interchange Annexation Area with the recommendation for 694650 to "R-4".

AYES: Romero, Head, McGhee, Kamath, Rosalez, Greer, Nix

NAY: None

THE MOTION CARRIED