

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
March 17, 2015**

1. 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.

**1:03 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard, Shaw  
**ABSENT:** Ornelas, Briones

3. Consideration of March 3, 2015 Zoning Commission Minutes.

A motion was made by Commissioner McFarland and seconded by Commissioner Heard to approve minutes with corrections with all commissioners voting in the affirmative.

**COMBINED HEARING:**

4. **ZONING CASE # Z2014233 S (Council District 1):** A request for a change in zoning from "HS H C-3R AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic District Airport Hazard Overlay District to "HS H C-2 S IDZ AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic District Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern without cover charge 3 or more days per week on 0.062 of an acre out of NCB 903. 318 Martinez Street. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from the Lavaca Neighborhood Association.

**COMMISSION ACTION**

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

**AYES:** Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard  
**NAY:** None

**THE MOTION CARRIED**

5. **ZONING CASE # Z2015100 (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1, Block 3, and NCB 17242. A portion of the 7300 Block of Potranco. Staff recommends Approval.

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

**COMMISSION ACTION**

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

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

6. **ZONING CASE # Z2015111 HL (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on West 55 feet of east 60 feet of Lots 15 and 16, Block D, NCB 2557. 227 Daniel Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Lone Star Community Plan or the King William Historic District.

**COMMISSION ACTION**

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

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

7. **ZONING CASE # Z2015115 S (Council District 2):** A request for a change in zoning from "L" Light Industrial District to "L S" Light Industrial District with Specific Use Authorization for Manufactured Home Oversized Vehicle Sales, Service, or Storage on Lot 2, Block 1, NCB 17295. 1620 South East Loop 410. Staff recommends Approval.

Staff mailed 5 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

8. **ZONING CASE # Z2015116 (Council District 6):** A request for a change in zoning from "C-3R" General Commercial Restrictive Alcoholic Sales District to "C-1" Light Commercial District on north 130 feet of Lot 1, Block 1, NCB 18861. 9775 Culebra Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Great Northwest Community Improvement Association.

**COMMISSION ACTION**

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

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

9. **ZONING CASE # Z2015117 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 4, Block 2, NCB 13858. 9714 Heidelberg Street. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE # Z2015118 S (Council District 8):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for Medical - Laboratory, Dental or Medical on Portion of Lots 30, 31 and 34 of NCB 12830. 8042 Wurzbach Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

#### **COMMISSION ACTION**

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

**AYES:** Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard

**NAY:** None

#### **THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION**

11. **ZONING CASE # Z2015104 CD S ERZD (Council District 8):** A request for a change in zoning from "C-3NA MLOD AHOD ERZD" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Alcohol Micro-Distillery on Lots 1, Block 101, NCB 18611. 16104 University Oak. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Representative was not present.

Staff addressed the Commission and stated that the SAWS report had not been received, and requested that the case be continued until April 7, 2015.

#### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner McFarland to recommend approval for April 7, 2015 continuance.

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

12. **ZONING CASE # Z2015069 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on a 2.837 acre tract of land out of NCB 15688. 4512 and 4516 Stahl Road. Staff recommends Denial. Staff recommends alternative zoning of "C-2 CD" with a Conditional Use for Athletic Fields Non Commercial and "C-2 S" with a Specific Use Authorization for Meeting Facilities.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Michele Debs, applicant, spoke in agreement with staff's recommendation and requested approval for new amended 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 McFarland and seconded by Commissioner Alvarado to recommend approval for amended zoning request "C-2 CD" with a Conditional Use for Athletic Fields and "C-2 S" with a Specific Use Authorization for Meeting Facilities.

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

**Commissioner Shaw arrived at 1:56 p.m.**

13. **ZONING CASE # Z2015107 CD (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility on Lot 82, Block 28, NCB 16840. 6563 Babcock Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

James Griffin, representative, stated has been working with the neighbors and Tangle Wood Residence Neighborhood Plan to set conditions to come to agreements.



Diane Capadona, citizen stated she still has concerns, but stated the neighborhood is working with the representative to come to terms.

Gayle McDaniel, Board member of the Tanglewood Residence Association, has been working with the representative to come to agreement.

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 McFarland to recommend Approval with listed conditions;

1. A 20 feet buffer to include 15-feet of Type B landscaping, and an additional 5 feet area free of buildings. Consultation with the City Arborist to select appropriate landscaping.
2. An 8 feet solid masonry fence as illustrated in the site plan.
3. Collection of any on-site dumpsters shall be limited to the hours of 7am to 9pm. Dumpsters must be screen on at least 3 sides.
4. All onsite lighting shall be directed onto the site and point away from any residential zoning.
5. No Outdoor speaker or amplification systems shall be permitted.
6. Hours of Operation for the Auto and Light Truck Repair use (the Conditional Use) shall be limited to the hours of 7am to 6pm Monday through Friday and 8am to 4pm on Saturday (closed Sunday). Garage doors will close when the repair shop closes.
7. Auto and Light Truck Repair use will only occur within the footprint shown on the Conditional Use site plan.

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAINED: Shaw**

### **THE MOTION CARRIED**

14. **ZONING CASE # Z2015097 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497. 403 West Rhapsody Drive. Staff recommends approval. Staff stated that the applicant indicated they wished to amend the application to "C-3R". If applicant amends the application, staff recommends approval of the amended request.

Staff mailed 19 notices to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

Russell D. Felan, representative, requested a change to the zoning request to "C-3R", and a continuance to work with the neighborhood.

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 McGee and seconded by Commissioner Heard for a continuance for April 7, 2015, and to consider the requested amended change to "C-3R".

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard, Shaw**

**NAY: None**

**THE MOTION CARRIED**

15. **ZONING CASE # Z2015075 (Council District 5):** A request for a change in zoning from "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed fifteen dwelling units an acre on Lot 12, Block 3, NCB 3122. 126 Yellow Stone. Staff recommends Approval.

Staff mailed 36 notices to the surrounding property owners, 2 returned in opposition, 0 returned in favor, and Roosevelt Park Neighborhood Association is in opposition.

Representative, not present, but sent email to case manager to request a continuance until April 7, 2015.

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 Heard and seconded by Commissioner McFarland for a continuance for April 7, 2015.

**AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard, Shaw**

**NAY: None**

**THE MOTION CARRIED**

16. **ZONING CASE # Z2015120 (Council District 1):** A request for a change in zoning from "I-1 NCD-5 AHOD" General Industrial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3 NCD-5 AHOD" General Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 11, Block 2, NCB 1968. 925 and 935 Fredericksburg Road. Staff recommends Approval.

Staff mailed 36 notices to the surrounding property owners, 0 returned in opposition, 1 returned in favor, and Beacon Hill Neighborhood Association is in opposition.

Ashley Farrimond, representative, is requesting a continuance until May 5, 2015 to work with the neighborhood.

Martin Herrera, Westside Development Corporation, spoke regarding concerns with changes to the property and is in agreement with the requested continuance.

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 McGee and seconded by Commissioner Heard for a continuance until May 5, 2015.

**AYES: Salazar, Alvarado, Romero, McGee, McFarland, Heard, Shaw**

**NAY: None**

**ABSTAINED: Martinez**

### **THE MOTION CARRIED**

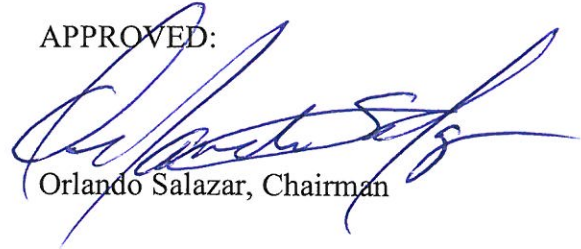
## **17. Director's Report**

Staff directed that the Commissioners needed to submit their Financial Disclosure Reports online.



18. There being no further business, the meeting was adjourned at 2:13pm.

APPROVED:

A handwritten signature in blue ink, appearing to read "Orlando Salazar", written over the printed name.

Orlando Salazar, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "J.P. Jacks", written over the printed name.

John P. Jacks, Executive Secretary