

April 07, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 07, 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: Salazar, Alvarado, Shaw, Briones, Romero, McGee, McFarland, Heard, Martinez

ABSENT: Ornelas

3. Consideration of March 17, 2015 Zoning Commission Minutes.

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

4. Consideration and recommendation amending Chapters 28 and 35 of the City Code of San Antonio, Texas, by adding provisions authorizing the temporary display of an on-premises sign and /or an on-premises digital on public property at permitted events.

COMMISSION ACTION

A motion was made by Commissioner Shaw and seconded by Commissioner McFarland to recommend approval.

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

NAY: None

THE MOTION CARRIED

Commissioner Martinez arrived at 1:30pm.

COMBINED HEARING:

5. **ZONING CASE # Z2015122 (Council District 3):** A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District a 25.678 acre parcel of land out of NCB 10915.10290 Southton Road. Staff recommends approval.

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Staff mailed 11 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 Shaw to recommend approval.

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015123 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residences not to exceed twenty-one dwelling units an acre on Lot 1124, Block 4, NCB 2568. 415 East Cevallos Street. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from the Lone Star Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015124 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.536 acres out of the South 100 feet of Lot 1 and Lot 9, NCB 17729. 5711 FM 78. Staff recommends approval.

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

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015129 (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 "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Portion of Lot 6, Block 7, NCB 584. 322 North Hackberry Street. Staff recommends approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no response from the Dignowity Hill Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2015131 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 19, Block 3, NCB 2230. 1727 West Martin. Staff recommends approval.

Staff mailed 36 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor and no responses from Prospect Hill Neighborhood Association or Gardendale Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. **ZONING CASE # Z2015133 (Council District 10):** 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 P-13, ABS 338, NCB 15684. 11834 Nacogdoches Road. Staff recommends approval.

Staff mailed 13 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 Shaw to recommend approval.

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

THE MOTION CARRIED

11. **ZONING CASE # Z2015134 (Council District 3):** A request for a change in zoning from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District to "C-3 AHOD" General Commercial Mission Historic District Airport Hazard Overlay District on Lot 20, NCB 7676. 1219 South East Military. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition, 1 returned in favor, and no response from the Mission San Jose Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

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12. **ZONING CASE # Z2015135 (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 83 and 84, NCB 11888. 1603 West Terra Alta Drive and 414 Everest Street. Staff recommends approval.

Staff mailed 21 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 Shaw to recommend approval.

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2015137 CD (Council District 3):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on South 70 feet of Lot 11 and 12, Block 106, NCB 9376. 3021 Pleasanton Road. Staff recommends approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no response from the Harlandale Park Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Commissioner Martinez left the session at 2:00p.m.

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INDIVIDUAL CONSIDERATION

14. **ZONING CASE # Z2015144 (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family District Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.214 acres out of Parcel 9 E, NCB 34400. 10800 block of Northwest Military Highway. Staff recommends approval.

Applicant requested this case be postponed until further notice. Chairman Salazar allowed present citizens to voice in opposition or in favor.

Paul Vonbeck-Lutes, spoke in opposition.

Maria Sleighter, spoke in opposition.

Carey Edwards, spoke in opposition.

John Stiles, spoke in opposition.

Bridget Harris, spoke in opposition.

Blanca Ruiz, spoke in opposition.

Patrick Cavanaugh, spoke in opposition.

Gary Hovermale, spoke in opposition.

Karl Hammerle, spoke in opposition.

Brent Fleming, spoke in opposition.

John Tigg, spoke in opposition.

NO COMMISSION ACTION

15. **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-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497. 403 West Rhapsody Drive. Staff recommends approval.

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

Russell D. Felan, representative, requested a continuance to work with the neighborhood.

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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 Shaw for a continuance for May 5, 2015.

AYES: Salazar, Alvarado, Shaw, Briones, Romero, McGee, McFarland, Heard,
NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2015132 (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District to "RM-6" Residential-Mixed District on the South 176.1 Feet of Lot 56, NCB 10615. 4518 Kay Ann Drive. Staff recommends approval.

COMMISSION ACTION

A motion was made by Commissioner Shaw and seconded by Commissioner McFarland for a continuance for May 05, 2015.

AYES: Salazar, Alvarado, Shaw, Briones, Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

17. **ZONING CASE # Z2015139 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 a Conditional Use for three (3) Dwelling Units on Lot 7 and a Part of Lot 8, Block 12, NCB 755. 421 Warren. Staff recommends Approval.

COMMISSION ACTION

A motion was made by Commissioner Heard and seconded by Commissioner Alvarado for a continuance for April 21, 2015.

AYES: Salazar, Alvarado, Shaw, Briones, Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

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18. **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, 1 returned in opposition and 0 returned in favor.

Mike Barr, SAWS Representative, spoke in approval.

Nathan Brown, representative, explained the operational use of the planned 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 Romero and seconded by Commissioner Heard to recommend approval.

AYES: Salazar, Alvarado, Shaw, Briones, Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

19. **ZONING CASE # Z2015094 S ERZD (Council District 8):** A request for a change in zoning from "R-6 MLOD ERZD" Residential Single Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 S MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot on 0.997 acres of NCB 14866 out of CB 4543 and CB 4547. A portion of the 7500 Block of North Loop 1604 West. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and Hills and Dales Neighborhood Association submitted a letter of support.

Mike Barr, SAWS Representative, spoke in approval.

Trey Jacobson, representative, provided an explanation of property location and planned project.

The following citizens appeared to speak:

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James Harnish, 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 McFarland to recommend approval.

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

NAY: None

THE MOTION CARRIED

Commissioner Martinez re-entered the session at 2:30pm

20. **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, 1 returned in opposition, 1 returned in favor, and Roosevelt Park Neighborhood Association is in favor.

Chris Price, representative, has worked with the neighborhood to come to an 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 Briones and seconded by Commissioner Shaw to recommend Approval.

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

NAY: None

THE MOTION CARRIED

21. **ZONING CASE # Z2015113 CD (Council District 8):** A request for a change in zoning from "C-2 GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military

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Lighting Overlay Military Sound Attenuation Overlay District to "C-2 CD GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District with Conditional Use for Vehicle Sales (Full Service) on 16.61 acres out of NCB 18336 and NCB 35733. 20985 and 21105 West Interstate Highway 10. Staff recommends approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no written response from the Friends of Friedrich Wilderness Park.

James Griffin, representative, stated that he has been working with the surrounding neighborhood and neighborhood association and have agreed upon a list of seven (7) conditions.

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 Heard to recommend approval with the following conditions:

1. The front façade and other exterior walls that are visible from IH-10 shall be a minimum of thirty percent (30%) of masonry materials and shall not conflict with the Hill Country Gateway Corridor Overlay Standards.
2. Plant Materials shall be a minimum of five (5) gallons in size at the time of planting for the parking lot screening on the IH-10 frontage shall.
3. All on-site pole signage shall not exceed twenty-five feet (25ft) in height and shall be internally illuminated.
4. Final tree canopy coverage for the property, as defined by Section 35-523 of the Unified Development Code, shall be a minimum of twenty-five percent (25%).
5. No outdoor speakers shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.
6. No light pole shall exceed twenty-five feet (25ft) in height.
7. The Property owner agrees to use only Texas native plant species, as designated in Appendix E of the Unified Development Code.

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

NAY: None

THE MOTION CARRIED

22. **ZONING CASE # Z2015125 (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 the "R-4" Single-Family Residential and "C-1" Light Commercial District on Lot 15 and 16, Block 8, NCB 8094. 1124 Madrid Street. Staff recommends approval.

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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 Heard for a continuance until April 21, 2015.

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

NAY: None

THE MOTION CARRIED

23. **ZONING CASE # Z2015126 CD (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair including Light Motorized Vehicles Repair on Lot 2, Block 5, NCB 8775. 1511 Somerset Road. Staff recommends approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition, 7 returned in favor, and no response from the Quintana Community Neighborhood Association.

Jerry Arredondo, representative, showed proposed plan of the project.

David Hillin, representative, stated that the applicant will be a good neighbor and follow agreement made with the neighborhood.

Pete Carraman, expressed concerns and will work with the representative to address concerns of noise and operating hours.

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 Salazar and seconded by Commissioner Shaw to recommend Approval.

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

NAY: None

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THE MOTION CARRIED

24. **ZONING CASE # Z2015130 (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 PUD AHOD" Single-Family Residential Planned Unit Development Airport Hazard Overlay District on Portion of Lot 39 and 40, NCB 11882. 1427, 1435, 1443, and 1447 East Sandalwood Lane. Staff recommends Approval.

Staff mailed 36 notices to the surrounding property owners, 0 returned in opposition, and 0 returned in favor.

Victor, representative, provided an explanation of the project and has worked with the neighbors to accommodate concerns.

Juan Fernandez, co-owner, reaffirmed accommodations to address neighbors concerns.

Linda Ancira, expressed concerns regarding property taxes and safety, and is in agreement with the 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 Heard and seconded by Commissioner Shaw for approval.

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

NAY: None

THE MOTION CARRIED

24. **ZONING CASE # Z2015138 (Council District 1):** A request for a change in zoning from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on a portion of Lots 19 & 20, Block 2, NCB 311. 206 El Paso, 801 and 805 South San Saba. Staff recommends Approval.

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

Albert Lemus, owner, explained the plan for the project.

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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 Briones for approval.

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

NAY: None

THE MOTION CARRIED

26. Consideration of an appointment for the expired term of the Zoning Commissioner representative of the Planning Commission Technical Advisory Committee (TAC).

Commissioner Martinez nominated Francine Romero for the Planning Commission Technical Advisory Committee (TAC) representative and was seconded by Commissioner Heard.

ALL VOTED IN AFFIRMATIVE.

All voted in affirmative to elect Orlando Salazar for the Planning Commission Technical Advisory Committee (TAC) representative alternate.

27. Election of Officers to take effect April 21, 2015.

PRO-TEM

Catherine Hernandez, Planning Manager, called for nomination for Pro-Tem.

Commissioner Heard nominated Paula McGee for Pro-Tem and was seconded by Commissioner McFarland.

ALL VOTED IN AFFIRMATIVE.

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VICE-CHAIR

Catherine Hernandez, Planning Manager, called for nomination for Vice-Chairman.

Commissioner McFarland nominated Susan Heard for Vice-Chairman and was seconded by Commissioner Martinez.

ALL VOTED IN AFFIRMATIVE.

CHAIRMAN

Catherine Hernandez, Planning Manager, called for nomination for Chairman.

Commissioner Martinez nominated William Shaw for Chairman and was seconded by Commissioner Heard.

ALL VOTED IN AFFIRMATIVE.

28. Director's Report

Catherine Hernandez, Planning Manager, briefed the Commissioners on the upcoming UDC Amendments and Resolution work session on April 21, 2015.

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26. There being no further business, the meeting was adjourned at 3:31 p.m.

APPROVED:

A handwritten signature in black ink, appearing to be 'William Shaw', written over the word 'APPROVED:'.

William Shaw, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be 'J.P. Jacks', written below the word 'ATTEST:'.

John P. Jacks, Executive Secretary