

October 16, 2015

**SAN ANTONIO ZONING COMMISSION SPECIAL MEETING  
OFFICIAL MINUTES  
October 16, 2015**

1. The Zoning Commission of the City of San Antonio met in the Council Chambers at the City Hall Complex located at 114 West Commerce.

**10:13 AM – Public Hearing**

2. Roll Call.

**PRESENT: Shaw, Salazar, Romero, McGee, King, Heard**

**ABSENT: Briones, Martinez**

**INDIVIDUAL CONSIDERATION**

3. **ZONING CASE # Z2015298 CD S (Council District 2):** A request to assign zoning to newly annexed territory as follows: “BP” Business Park, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 NA” Commercial District Nonalcoholic Sales, “C-3” General Commercial District, “FR” Farm and Ranch District, “G” Golf Course District, “L” Light Industrial District, “I-1” General Industrial District, “MF-18” Multi-family District, “MF-33” Multi-family District, “MF-50” Multi-family District, “MHC” Manufactured Housing Conventional District, “MHP” Manufactured Housing Park District, “MXD” Mixed Use District, “NP-15” Neighborhood Preservation District, “R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-20” Residential Single-Family District, “RE” Residential Estate, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, and “RP” Resource Protection District. Overlay Districts of “AHOD” Airport Hazard Overlay District and MLOD-1” Military Lighting Overlay District 1, as applicable. Conditional Uses and Specific Use Authorizations as follows: “C-1 S” Light Commercial District with Specific Use Authorization for a Cellular Tower, “C-1 S” Light Commercial District with Specific Use Authorization for Auto and Light Truck Repair, “C-1 S” Light Commercial District with Specific Use Authorization for Motor Vehicle Sales, “C-2 CD” Commercial District with Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with Conditional Use for Equipment Rental, “C-2 CD” Commercial District with Conditional Use for Funeral Home, “C-2 CD” Commercial District with Conditional Use for Long Term Storage of Moving Pods Without Goods, “C-2 CD” Commercial District with Conditional Use for Oversized Vehicle Sales, Service, or Storage, “C-2 CD” Commercial District with Conditional Use for Small Animal Hospital, “C-2 CD” Commercial District with Conditional Use for Self Service Storage, “C-2 CD” Commercial District with Conditional Use for Soil Storage and Sales, “C-2 CD” Commercial District with Conditional Use for Trailer Sales, “C-2 CD” Commercial District with Conditional Use for Truck Repair and Maintenance, “C-2 CD” Commercial District with Conditional Use for Wrecker/Towing Service, “C-2 CD S” Conditional Use for Oversized Vehicle Sales, Service, or Storage and Specific Use authorization for boat and marine storage, “C-2 S” Commercial District with Specific Use

October 16, 2015

Authorization for a Cellular Tower, "C-2 S" Commercial District with Specific Use Authorization for an Auto Detailing/Repair Shop, "C-2 S" Commercial District with Specific Use Authorization for a Car Wash, "C-2 S" Commercial District with Specific Use Authorization for a Cemetery, and "R-6 S" Residential Single Family District with Specific Use Authorization for a Cemetery, on approximately 12.67 square miles in Bexar County, Texas, of San Antonio's Extraterritorial Jurisdiction (ETJ) generally within IH-35 North, Loop 1604 East and IH-10 East. The area is located within and bounded as follows: on the north by the east city limit line of Windcrest, Crestway Road (west of Kitty Hawk), and Kitty Hawk Road; on the east by the west city limit line of Converse, and Loop 1604 East, on the south by IH-10 East; and on the west by Ackerman Road, Gibbs Sprawl Road (to Woodlake Parkway), Woodlake Parkway, Walzem Road (north of Woodlake Parkway) and the east city limit line of Windcrest.

Staff mailed 14,945 notices to the surrounding property owners, 8 returned in favor, and 36 returned in opposition.

Nina Nixon-Mendez, City of San Antonio, presented a power point on the IH-10 East Limited Purpose Annexation.

Staff proposed amendments to the following:

Parcel #1046452 (Foster Rd)-remove due to out of area location

Parcel #316177 (N. Foster Rd)-delete Conditional Use for Auto and Light Truck Repair (CD)

Parcel #316178 (5570 N. Foster Rd)-delete Conditional Use for Auto and Light Truck Repair

Parcel #312005 (4535 N FM 1516)-double advertised; remove Conditional use for Trailer Sales; Conditional use for Wrecker/Towing Service to remain.

**The following citizens appeared to speak:**

Victor Andonie, 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 Heard and seconded by Commissioner King to recommend approval as amended by staff.

**AYES:** Shaw, Salazar, Romero, McGee, King, Heard

**NAY:** None

**THE MOTION CARRIED**

October 16, 2015

3

4. **Director's Report:**

5. There being no further business, the meeting was adjourned at 10:41 a.m.

APPROVED:

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

William Shaw, Chairman

ATTEST:

A handwritten signature in green ink, appearing to be 'M. R. ...', written over the text 'Executive Secretary'.

Executive Secretary