

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
December 1, 2015**

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. 1:05 PM – Public Hearing**

**2. Roll Call.**

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

**Absent:** None

**3. Consideration of November 17, 2015 Zoning Commission Minutes.**

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

**REQUESTED CONTINUANCES:**

- 4. (Continued from 11/17/15) ZONING CASE # Z2016003 (Council District 2):** 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 of Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff recommends Approval.

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 Chairman Shaw and seconded by Commissioner Garcia for a continuance to January 19, 2016.

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

**NAY:** None

**THE MOTION CARRIED**

December 1, 2015

**COMBINED HEARING:**

5. **ZONING CASE # Z2015153 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 a Professional Office on Lot 38, Block 2, NCB 10022 located at 275 Cliffwood Drive. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Greater Dellview Neighborhood Association is in favor.

**COMMISSION ACTION**

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval with the following conditions:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
3. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

**NAY:** None

**THE MOTION CARRIED**

6. **ZONING CASE # Z2016016 (Council District 1):** A request for a change in zoning from "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Five Points Neighborhood Association.

**COMMISSION ACTION**

December 1, 2015

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

**NAY:** None

#### **THE MOTION CARRIED**

7. **ZONING CASE # Z2016017 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single Family Mixed Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay on 2.190 acres out of NCB 17629, located in the 4600 Block of Castle Cross and Rittiman Road. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the East Village Neighborhood Association.

#### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

**NAY:** None

#### **THE MOTION CARRIED**

8. **ZONING CASE # Z2016018 CD (Council District 5):** A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.086 acres of land out of NCB 7941 located at 5210 South Zarzamora Street. Staff recommends Approval.

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

#### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

**NAY:** None

December 1, 2015

### **THE MOTION CARRIED**

9. **ZONING CASE # Z2016021 (Council District 4):** 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 6.00 acres of land out of NCB 15269, located in the 5500 Block of Ray Ellison Boulevard. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16004).

Staff mailed 6 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the People Active in Community Effort Neighborhood Association.

### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

### **INDIVIDUAL CONSIDERATION**

10. **ZONING CASE # Z2015300 S ERZD (Council District 8):** A request for a change in zoning from "MPCD GC-1 MLOD AHOD ERZD" Master Planned Community Development Hill Country Gateway Corridor Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MPCD S GC-1 MLOD AHOD ERZD" Master Planned Community Development Hill Country Gateway Corridor Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales on 1.500 acres out of NCB 14853 located in the 5000 Block of Loop 1604 West. Staff recommends Approval.

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

Mike Escalante, SAWS Representative, presented impervious cover recommendations

James McKnight, representative, presented information on the planned project for the business Carvana. Carvana will have car sales online, and the pick-up station will be on the subject property. A total of 32 cars will be on the property.

December 1, 2015

**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 Romero and seconded by Commissioner Salazar to recommend approval.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia**

**NAY: None**

**ABSTAINED: Martinez**

### **THE MOTION CARRIED**

11. **(Continued from 08/18/15) ZONING CASE # Z2015180 (Council District 1):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.2040 acres out of NCB 8814 located at 1807 West Wildwood Drive. Staff recommends Denial, with Alternate recommendation. (Associated Plan Amendment #15062)

Staff mailed 25 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition, and the Los Angeles Heights Neighborhood Association is in favor.

Baltazar Serna Jr, representative, stated the applicant is in support and agreement of amending the request to staff's alternate recommendation of "C-1" Light Commercial District.

**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 Diaz-Sanchez and seconded by Commissioner Martinez to recommend approval.

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

December 1, 2015

**NAY: None**

**THE MOTION CARRIED**

12. **(Continued from 11/17/15) ZONING CASE # Z2015191 CD (Council District 2):** A request for a change in zoning from "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lots 1, 2, & 3, Block 5, NCB 12875, located at 9310 Northeast Loop 410. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Eastgate Neighborhood Association.

James Griffin, representative, explained the area of the property to the Commissioners, and stated the applicant is in agreement with all conditions:

1. The property shall not be used for parking/storage or maintenance of tractor-trailers (18 wheelers).
2. The property shall not be used for the storage of toxic materials, garbage, or fuel/oil as a primary use.
3. A minimum 10 ft landscape buffer shall be installed on the northern and eastern property lines as shown on the zoning site plan
4. Vehicles shall be prohibited from turning right (east) onto Eastgate Road from the subject property.
5. Outdoor light fixtures installed after the effective date of this zoning ordinance on the subject property shall direct light downward and away from single-family residential areas.
6. Vehicle back-up alarms shall be prohibited between the hours of 10:00p.m. and 6:00 a.m.
7. The property owner shall repair and maintain the existing 6ft wood fence along the southern property line.
8. A Type B buffer yard along the east property line is required Per Section 35-510
9. A Type A buffer yard along the north property line
10. No outdoor speakers
11. Exterior lighting should be downward facing and directed away from adjacent residential properties.

**The following citizens appeared to speak:**

Matthew Timberlaine, in agreement with the conditions set on the property.

Earl Cook, concerned with future uses of the property.

December 1, 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 Chairman Shaw and seconded by Commissioner Garcia to recommend Approval with the following conditions:

1. The property shall not be used for parking/storage or maintenance of tractor-trailers (18 wheelers).
2. The property shall not be used for the storage of toxic materials, garbage, or fuel/oil as a primary use.
3. A minimum 10 ft landscape buffer shall be installed on the northern and eastern property lines as shown on the zoning site plan
4. Vehicles shall be prohibited from turning right (east) onto Eastgate Road from the subject property.
5. Outdoor light fixtures installed after the effective date of this zoning ordinance on the subject property shall direct light downward and away from single-family residential areas.
6. Vehicle back-up alarms shall be prohibited between the hours of 10:00p.m. and 6:00 a.m.
7. The property owner shall repair and maintain the existing 6ft wood fence along the southern property line.

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

**NAY:** None

### **THE MOTION CARRIED**

13. **(Continued from 11/17/15) ZONING CASE # Z2016010 CD (Council District 7):** A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Welding Shop on the South 171.58 feet of Lot 118, Block E, NCB 11545 located at 4802 Callaghan Road. Staff recommends Denial.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition. No responses from Woodlawn Hills and Ingram Hills Neighborhood Associations.

Jose Torrez, applicant, stated he wants to amend the zoning request to include "NA" Nonalcoholic Sales District. Applicant stated his welding business is small and the surrounding area is commercial.

December 1, 2015

**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 Salazar and seconded by Commissioner King to recommend approval for "C-2NA" with the following conditions:

1. No outside storage.
2. Solid screen fencing along the perimeter of the rear yard.

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

**NAY: Romero, Garcia**

**THE MOTION CARRIED**

14. Briefing on amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations for Conservation Subdivisions, and add provisions to the Code to allow for Low Impact Development (LID).

Tony Felts, Development Services, presented information to the Commission.

Karen Bishop, San Antonio River Authority, presented information to the Commission.

**15. Director's Report:**

16. There being no further business, the meeting was adjourned at 2:37pm.



December 1, 2015

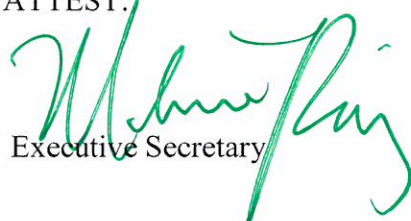
9

APPROVED:



William Shaw, Chairman

ATTEST:



Executive Secretary