

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
December 3, 2013**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**ABSENT: Briones**

3. Approval of the November 19, 2013 Zoning Commission Minutes.

**All voted in affirmative.**

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2013208 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 20.79 Acres out of NCB 11156; a portion of the 12100 Block of Southeast Loop 410. Staff recommends approval, pending plan amendment.

Staff stated there were 54 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2013218 (Council District 8):** A request for a change in zoning from “R-20 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “R-20 MSAO-1 MLOD-1” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “R-6 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis

Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-25 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-25 MSAO-1 MLOD-1” Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 12.203 acres out of NCB 35733; 6975 Heuermann Road, 6970 and 7080 Oak Drive. Staff recommends approval, pending plan amendment.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Friends of Friedrich Wilderness Park.

### **COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2013220 CD (Council District 5):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2P CD AHOD” Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for a Office Warehouse on South 75.6 feet of Lots 4 & 5, Block 1, NCB 2987; 215 Groveton. Staff recommends approval.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from neither Roosevelt Park Neighborhood nor Lavaca Associations.

### **COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014027 (Council District 6):** 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 3.27 acres out of Parcel 4, NCB 18820; a portion of the 9500 Block of Westover Hills Boulevard. Staff recommends approval.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

8. **ZONING CASE NUMBER Z2014028 (Council District 10):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 21, Block 13, NCB 12639; 2832 Nacogdoches Road. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from MacArthur Park Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

9. **ZONING CASE NUMBER Z2014030 CD (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 13, Block 1, NCB 3165; 341 University. Staff recommends approval with conditions.

Staff stated there were 17 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Villarreal and seconded by Commissioner McFarland to recommend approval with staff's conditions.

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE NUMBER Z2014031 (Council District 5):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 1 & 2, Block 8, NCB 2414 and "O-1 AHOD" Office Airport Hazard Overlay District on Lot 1, Block 7, NCB 2415; Lot A and the West 35 feet of Lot B, Block 1, NCB 2441 on Lots 1 & 2, Block 8, NCB 2414; Lot 1, Block 7, NCB 2415; Lot A and the West 35 feet of Lot B, Block 1, NCB 2441; 918, 922, 921 and 1001 El Paso Street. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Avenida Guadalupe Association.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2014032 CD (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family District with a Conditional Use for Two Dwelling Units on Lots 26 and 27, Block 6, NCB 7293; 401 Dora Street. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 in favor.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2014034 (Council District 2):** A request for a change in zoning from “C-2 NCD-6 AHOD” Commercial Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-6 AHOD” Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with single-family residential uses not to exceed 24 units per acre on the East 135 feet of Lot 14, Block 14 and the East 150 feet of Lot 15, Block 15, NCB 1067; 150 Humphrey and a portion of the 100 Block of Brackenridge Avenue. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 in favor and no response from Mahncke Park Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2014035 (Council District 1):** A request for a change in zoning from “C-3R H HS AHOD” Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to “C-2 IDZ HS H AHOD” Historic Significant Commercial Infill Development Zone Lavaca Historic Airport Hazard Overlay District on Lot A-47 and the South 12 feet of Lot A-44, NCB 903; 709 South Alamo Street. Staff recommends approval.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and Lavaca Neighborhood Association is favor.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2014036 S (Council District 1):** A request for a change in zoning from “FBZ T4-1 HS AHOD” Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District to “FBZ T4-1 S HS AHOD” Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822; 610 Camden Street. Staff recommends approval with conditions.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor and no response from Downtown Residents Association.

**COMMISSION ACTION**

A motion was made by Commissioner Villarreal and seconded by Commissioner McFarland to recommend approval with staff’s conditions.

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**15. ZONING CASE NUMBER Z2014026 (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-1” Light Commercial District on Lots 11, 12 & 13, Block 3, NCB 17637; 5462, 5504, and 5514 Rogers Road. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and Mountain View Acres Neighborhood Coalition is in favor.

Cesar Romeo, applicant, stated he is requesting this change in zoning to allow for the development of a gymnasium/fitness facility on the subject property. He stated he is agreeable to a continuance to work with the neighbors.

**The following citizens appeared to speak:**

Gilbert Lopez, spoke in opposition. He stated he would support a continuance.

Rebecca Flores Perez, spoke in opposition. She stated prior to the meeting she briefly met with Mr. Romero to request a continuance to further discuss his proposal.

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 Villarreal and seconded by Commissioner McFarland to recommend a continuance until January 21, 2014.

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

## THE MOTION CARRIED

**Commissioner Martinez arrived at 1:32 pm.**

**16. ZONING CASE NUMBER Z2014033 S (Council District 1):** A request for a change in zoning from “D RIO-4 AHOD” Downtown River Improvement Overlay-4 Airport Hazard Overlay District to “D S RIO-4 AHOD” Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) on 0.633 of an acre out of Lot 3, Block 3, NCB 929; a portion of the 100 Block of Cesar Chavez Boulevard and a portion of the 500 Block of South Flores Street. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor. Staff received 2 emails, 1 in opposition and 1 in favor outside the 200 foot radius.

Trey Jacobson, representative, stated they are requesting his change in zoning to allow for the development of an HEB grocery store with gas filling facility on the subject property.

### **The following citizens appeared to speak:**

Charlotte Luongo, spoke in opposition.

David Bogle, spoke in opposition.

Eloy Rosales, spoke in opposition.

James Rodriguez, spoke in opposition.

Cherise Bell, spoke in opposition.

Carol Wood, spoke in opposition.

Madeline Martino, (decline to speak) however Charlotte Luongo stated Mrs. Martino is in opposition.

Jody Williams, spoke in favor.

Lori Houston, Center City, has been working with community since October regarding the proposed HEB grocery store along with the gas facilities.

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 Ornelas to recommend denial of Specific Use Authorization.

**MOTION FAILED DUE TO LACK OF SECOND**

**2<sup>ND</sup> MOTION**

A motion was made by Commissioner Martinez and seconded by Commissioner Villarreal to recommend approval.

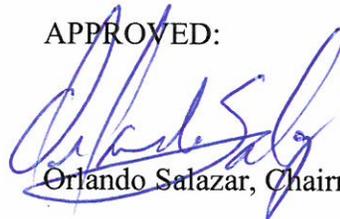
**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

17. There being no further business, the meeting was adjourned at 3:04 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary