

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 18, 2014**

1. The Zoning Commission of the City of San Antonio met in the 1st 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, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

ABSENT: None

3. Approval of the February 4, 2014 Zoning Commission Minutes.

All voted in affirmative.

Chairman Salazar stated Zoning Case Z2014073 S ERZD has been withdrawn as per the applicant's request.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013130 CD A (Council District 3):** A request for a change in zoning from "I-1" General Industrial District, "C-3" General Commercial District and "R-5" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for a Veterinary Hospital - Large and Small Animals on Lot 10, the south irregular 276.6 feet of Lot 9, the west 451.4 feet of Lot B, and the south 274.57 feet of Lot 2, NCB 10759; 2900, 2934 and 2940 Rigsby Avenue. Staff recommends approval.

Staff stated there were 19 notices mailed out to the subject property owners, 0 returned in opposition and 1 returned in favor and no response from Comanche Community Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2013130 CD B (Council District 3): A request for a change in zoning from “R-5” Residential Single-Family District to “C-1 CD” Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted) on Parcel 112, NCB 10832; 2710 Rigsby Avenue. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Comanche Community Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014075 (Council District 2): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on 17.19 acres out of NCB 15826; on a portion of the 5200 Block of Eisenhower Road. Staff recommends approval.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from neither East Camelot I nor East Village Neighborhood Associations.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014077 (Council District 2): A request for a change in zoning from “MF-33 EP-1 AHOD” Multi-Family Facility Parking/Traffic Control-1 Airport Hazard Overlay District, “I-1 EP-1 AHOD” General Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District and “I-2 EP-1 AHOD” Heavy Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District to “C-3 EP-1 AHOD” General Commercial Facility

Parking/Traffic Control-1 Airport Hazard Overlay District on Lots 17, 18, 19 and 20, the remaining portions of Lots 6, 7, 8 and 9, Block 8, NCB 3140 and 0.255 of an acre out of the former Frank right-of-way; 435 Seguin Street. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Government Hill Alliance.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2014081 (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-2” Commercial District on Parcel 49, NCB 10852; 3046 South WW White Road. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no responses from neither Lower Southeast Side Association nor Pecan Valley Neighborhood Associations.

Rick Thompson, representative, stated he would like to amend his request to “C-2NA”.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2014083 HL (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 HL AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on the north 142 feet of the east 39.4 feet of Lot 1 and the north 142 feet of Lot 2, Block 3, NCB 6869; 2106 Steves Avenue. Staff recommends approval.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from neither Southeast Citizens Committee nor Highland Park Neighborhood Associations.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2014087 (Council District 8):** A request for a change in zoning from “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H HS GC-1 MLOD-1” Historic Significant General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H HS UC-1 GC-1 MLOD-1” Historic Significant General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H GC-1 MLOD-1” General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H UC-1 GC-1 MLOD-1” General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, C-2 PUD GC-1 MLOD-1” Commercial Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “C-2 PUD UC-1 GC-1 MLOD-1” Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “C-2 UC-1 GC-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 4.687 acres out of NCB 34732 and NCB 34752 on a portion of the 23900, 24000 and 24100 Blocks of Interstate Highway 10 West. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 in favor and no response from Dominion Homeowners Association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2014089 CD (Council District 4): A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on the north 440 feet of Lot 5 and the east 11 feet of the north 440 feet of Lot 6, Block 4, NCB 8780; 3429 Southwest Military Drive. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Quintana Community Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

12. ZONING CASE NUMBER Z2014038 ERZD (Council District 9): A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and “C-2NA ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “O-1.5 ERZD MLOD-1” Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 6.636 acres out of NCB 17586 on a portion of the 19000 Block of Redland Road. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 in favor and no response from Encino Park Homeowners Association. Staff mailed 39 notices to the Planning Team.

Bill Kaufman, representative, stated the purpose of this zoning change is to allow for the development of an office building. He stated they are in agreement with SAWS recommendations. He further stated they have been working closely with the surrounding neighbors and have agreed on the following:

- Limiting the structure to two stories, should it go up to three stories, it is not to have windows.
- Propose to limiting the location of the trash receptacle
- Shielding traffic lights from the neighborhood
- Shied lighting as to not affect the surrounding property owners

Mike Barr, San Antonio Water Systems, presented their recommendation of approval.

The following citizens appeared to speak:

Clarence Hanes gave his time to Brad Allen.

Brad Allen, spoke in opposition.

Rene Gonzalez, spoke in opposition.

Eric Hougen, spoke in opposition.

David Canales, spoke in opposition.

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 Middleton and seconded by Commissioner Villarreal to recommend a continuance until March 4, 2014.

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

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2013198 (Council District 8): A request for a change in zoning from “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-

1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034; on portions of the 21500 and 21600 Blocks of Milsa Drive. Staff recommends approval, pending plan amendment.

Staff stated there were 34 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 in favor and Friends of Friedrich Wilderness Park is in opposition. Staff mailed 41 notices to the Planning Team.

Ken Brown, representative, stated they are requesting this change in zoning to allow multi-family development. He stated he has been working closely with the neighborhood associations. He further stated in meeting with a group from Stonewall Estates they have agreed on the following:

- to limit the density to 334 units
- provide a 50 foot buffer along the back side of their property
- provide a solid wood fence along Milsa
- provide a rod iron fence with masonry along the backside of their property
- limit the units that will face the neighborhood to 3 stories with no balconies
- fully enclose their dumpsters

James Griffin, representative, stated he has working with representatives from Friends of Friedrich Wilderness Park and have agreed on the same conditions as stated by Mr. Brown. He further stated there were a few conditions requested by Friends of Friedrich Wilderness Park such as

- limiting pedestrian access on the north south and west side of the park
- Restriction on outdoor cats at the apartment complex.
- Restriction on feeding of feral cats
- All on site

The following citizens appeared to speak:

John Nikolaou gave his time to Kelly Lyons

Julia Hammel, spoke in opposition.

Mary Hetner gave her time to James Startzell.

James Startzell, spoke in opposition.

Jeff Ward, spoke in opposition.

Kelly Lyons, not in opposition however has concerns with the affect this proposed development may have on the park.

Catherine Garcia, 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 Martinez to recommend approval of "MF-33".

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez

NAY: Ornelas

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2014085 (Council District 3): A request for a change in zoning from "MH H RIO-4 AHOD" Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre (on 7.67 acres) on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24; 1515 Mission Road. Staff recommends approval, pending plan amendment.

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

Bill Kaufman, representative, stated the purpose of this request is to allow for development of multi-family and commercial mixed uses. He stated under agreement with the seller he has been asked not to meet with the tenants of the existing mobile home park. He stated they have informed Councilwoman Viagran of the seller's request and have asked for assists in counseling the tenants. At this time, per the Councilwoman's request, he would like to request a two-week continuance to do some outreach to the community.

Idalia Perez, (spoke in spanish), spoke in opposition.

Elidia Contreras, (spoke in spanish), spoke in opposition.

Luis Robles, representing his father, spoke in opposition.

Yaneli Arellano, (spoke in spanish), spoke in opposition.

Jose Lopez, spoke in opposition.

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 Boyd and seconded by Commissioner Martinez to recommend a continuance until March 18, 2014.

AYES: Salazar, Middleton, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2014037 S (Council District 5): A request for a change in zoning from “C-1 S AHOD” Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking Lot Requiring Demolition of a Dwelling Unit, “O-2 AHOD” High-Rise Office Airport Hazard Overlay District and “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-3R S AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a maximum building height of 50 feet on Lot 35, Block 33, NCB 6276; 127 Roslyn Avenue and 1601 Nogalitos Street. Staff recommends approval, pending plan amendment.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor and Collins Gardens Neighborhood Association is in favor.

Benjamin Scott, representing HEB, stated the purpose of this zoning request is to allow the development of a new HEB grocery store on the subject property. He stated they have been working with the community and have their support.

The following citizens appeared to speak:

Raymond Lozano, spoke in opposition.

Robert Escobedo, President Collins Garden Neighborhood Association, spoke in favor.

Karen Speer, 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 Briones and seconded by Commissioner Martinez to recommend approval.

AYES: Salazar, Middleton, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2014078 HL (Council District 1): A request for a change in zoning from “RM-4 NCD-5 AHOD” Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to “RM-4 HL NCD-5 AHOD” Historic Landmark Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the south 44 feet of Lots 5 & 6, Block 48, NCB 1872; 115 Michigan Avenue. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor and Beacon Hill Neighborhood Association is in favor. Staff mailed 11 notices to the Planning Team.

Mr Lambert, stated they are requesting this change to incorporate the historic significant on the structure.

The following citizens appeared to speak:

Jessica Fuentes, Beacon Hill, stated she has met with Mr. Lambert and is concerned with the inconsistency of Mr. Lambert’s 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 Briones and seconded by Commissioner Martinez to recommend approval.

AYES: Salazar, Middleton, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

17. ZONING CASE NUMBER Z2014080 (Council District 9): A request for a change in zoning from “R-20” Residential Single-Family District to “R-6 PUD” Residential Single-Family Planned Unit Development District on Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670: 11303 and 11327 Dreamland. Staff recommends approval.

Staff stated there were 41 notices mailed out to the surrounding property owners, 20 returned in opposition, 5 responses outside the 20 foot radius in opposition and 5 in favor. Staff mailed 41 notices to the Planning Team.

Patrick Christensen, representative, stated he would like to request a two week continuance as per the Councilman’s request. He stated they will continue to work with the surrounding property owners to address their concerns.

The following citizens appeared to speak:

Mike Makowski gave his time to Joel Garcia

Lora Makowski gave his time to Joel Garcia

Joel Garcia, state he would like to request a 4 week continuance to March 18, 2014, as he would not be available for the March 4, 2014 meeting.

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 Middleton and seconded by Commissioner Martinez to recommend a continuance until March 18, 2014.

AYES: Salazar, Middleton, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas
NAY: None

THE MOTION CARRIED

18. ZONING CASE NUMBER Z2014090 (Council District 1): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lot 10, Block 80, NCB 2798; 1618 West Hildebrand Avenue. Staff recommends approval.

Staff stated there were 41 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no responses from neither Keystone nor Los Angeles Heights Neighborhood Associations

Arnold Uribe, owner, stated he is requesting this change in zoning to allow for a computer/tv repair business on the subject property. He stated he has been in contact with the representatives of the neighborhood associations who have expressed their support.

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 and seconded by Commissioner Martinez to recommend approval.

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

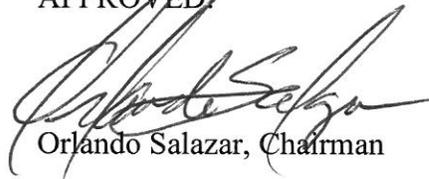
THE MOTION CARRIED

19. Briefing on proposed Downtown Design Guidelines and related UDC amendment.

Mark Brodeur, briefed the commission on this item.

20. There being no further business, the meeting was adjourned at 4:22 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary