

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
January 21, 2014**

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, Briones, Villarreal, Shaw, Romero, Boyd,  
Martinez, Ornelas**

**ABSENT: None**

3. Approval of the December 17, 2013 Zoning Commission Minutes.

**All voted in affirmative.**

Chairman Salazar stated Zoning Case Z2014039 has been withdrawn as per the applicant's request and Zoning Cases Z2013197 ERZD and Z2014016 have been postponed as per the applicant's request therefore cases will not be considered.

**COMBINED HEARING:**

4. **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 subject property owners, 0 returned in opposition and 1 returned in favor and Mountain View Acres Neighborhood Coalition is in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2013191 (Council District 2):** A request for a change in zoning from “PUD MF-25 NCD-9 RIO-1 AHOD” Planned Unit Development Low Density Multi-Family Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District, “C-2 NCD-9 RIO-1 AHOD” Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District and “I-1 NCD-9 RIO-1 AHOD” General Industrial Westfort Alliance Neighborhood Conservation River Improvement Overlay-1 Airport Hazard Overlay District to “IDZ RIO-1 AHOD” Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 17 units an acre on 1.43 acres out of NCB 3857; 250 Brahan Boulevard, 151 Cunningham Avenue and a portion of 2300 Broadway. Staff recommends approval, pending plan amendment.

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 Westfort Alliance Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2013202 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 27 & 28, Block 59, NCB 7981; 1507 and 1511 West Southcross Boulevard. Staff recommends approval, pending plan amendment.

Staff stated there were 32 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 Boyd and seconded by Commissioner McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014044 (Council District 10):** 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 25.951 acres out of NCB 14049 on a portion of the 14200 Block of Toepperwein Road. Staff recommends approval, pending plan amendment.

Staff stated there were 21 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 Boyd and seconded by Commissioner McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2014049 (Council District 3):** A request for a change in zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “C-2 MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District on Track 5A, NCB 10914 save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas on a portion of the 100 Block of San Juan Road. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2014053 (Council District 8):** A request for a change in zoning from “C-3” General Commercial District to “MF-40” Multi-Family District on 2.135 acres out of Lot 1, Block 1, NCB 17333 on a portion of the 12100 Block of Vance Jackson. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Vance Jackson Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2014054 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Parcel 118 (also known as Lot 3), Block 2, NCB 12100; 2719 Nacogdoches Road. Staff recommends approval, pending plan amendment.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and no response from MacArthur Park Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2014055 CD S (Council District 2):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-5 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3R MC-3 AHOD" General Commercial Restrictive Alcoholic Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle and Marine Storage on 2.568 acres and "C-2 S" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover

Charge 3 or More Days Per Week on 1.072 acres; the “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay District and the “AHOD” Airport Hazard Overlay District remaining unchanged on Lot 19, NCB 12172; 1916 Austin Highway. Staff recommends approval, pending plan amendment. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2014056 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 Airport Hazard Overlay District with a Conditional Use for Two Family Dwellings on Lots 3 & 4, NCB 11877; 8107 Janda Susan. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2014058 (Council District 8):** A request for a change in zoning from “R-6 PUD MLOD-1” Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and “R-6 PUD GC-1 MLOD-1” Residential Single-Family Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “MF-25 PUD MLOD-1” Low Density Multi-Family Planned Unit Development Camp Bullis Military Lighting Overlay District and “MF-25 PUD GC-1 MLOD-1” Low Density Multi-Family Planned Unit Development Hill Country Gateway Corridor Camp

Bullis Military Lighting Overlay District on 7.101 acres out of Parcel 2, NCB 34732 on a portion of the 24800 Block of Aue Road. Staff recommends approval, pending plan amendment.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and The Dominion Homeowner's Association is in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

14. **ZONING CASE NUMBER Z2014060 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5" Residential Single-Family Airport Hazard Overlay District on Lot B, NCB 11147; 106 East Buchanan Boulevard. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

15. **ZONING CASE NUMBER Z2014061 CD (Council District 5):** 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 Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 0.9295 of an acre out of Lots 6, 7, 8, 16, 17, 18, 19 and 20, Block B, NCB 2522; 719 and 723 Hazel Street. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

Chairman Salazar stated Zoning Case Z2014016 has been postponed as per the applicant's request. The applicant will present his postponement as courtesy for those who are present to speak.

**16. ZONING CASE NUMBER Z2014016 (Council District 1):** A request for a change in zoning from "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, a Single-Family Residence, Nursery – Retail (Growing Plants On-Site Permitted) and a Party House/Reception Hall/Meeting Facilities on the south 44 feet of Lots 5 & 6, Block 48, NCB 1872; 115 Michigan Avenue. Staff recommends denial.

Billy Lambert, applicant, stated the purpose of the postponement is to continue working with the Council office to address the surrounding property owner's concerns.

**The following citizens appeared to speak:**

Maria Berriozabal, spoke in opposition.

Jessica Fuentes, spoke in opposition.

Cosima Colvin, spoke in favor.

**NO ACTION TAKEN.**

**17. ZONING CASE NUMBER Z2014062 S (Council District 3):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Rifle And Pistol Range - Indoor on Lot 67, Block 6, NCB 10938; 848 Hot Wells Boulevard. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Highland Hills Neighborhood Association. Staff mailed 33 notices to the Planning Team.

Ken Brown, representative, stated the purpose of the zoning request is to allow for retail uses with indoor firing range. He stated he has met with the neighborhood associations to address their concerns.

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 approval.

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

**NAY: None**

### **THE MOTION CARRIED**

**18. ZONING CASE NUMBER Z2011118 ERZD (Council District 9 and 10):** A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District and "MPCD PC-1 ERZD" Master Planned Community Bulverde Road Preservation Corridor Edwards Recharge Zone District on 800.344 acres out of NCB 34910, NCB 34920, NCB 34921, NCB 34922 and NCB 34923 on a portion of 19289 Bulverde Road. Staff recommends approval.

Staff stated there were 152 notices mailed out to the surrounding property owners, 5 returned in opposition and 3 in favor and no responses from Encino Creek, Encino Park and Roseheart Homeowners Associations. Staff mailed 41 notices to the Planning Team.

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

Bill Kaufman, representative, stated the purpose of this request is to allow a master planned community of single-family and multi-family residences and commercial uses.

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

Richard Code, spoke in opposition.

Gail Lamb, 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 Martinez to recommend approval with SAWS recommendations.

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

**NAY: None**

### **THE MOTION CARRIED**

**19. ZONING CASE NUMBER Z2014017 (Council District 4):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Parcel 2, Parcel 2C and Tract 2, CB 4286 (26.141 acres) and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098 (15.6199 acres) portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass. Staff recommends approval.

Staff stated there were 304 notices mailed out to the surrounding property owners, 6 returned in opposition and 133 in favor and no responses from neither Hunter’s Pond – Village Green Homeowners Association nor Hunter’s Pond Neighborhood Associations. Staff mailed 38 notices to the Planning Team.

James McKnight, representative, stated they are requesting this change in zoning to allow for single family development on the subject property. He further stated they have been working with surrounding property owners.

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

Ricardo Guerrero, 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 Salazar and seconded by Commissioner Boyd to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

20. **ZONING CASE NUMBER Z2014025 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 1 through 6, Block 7, NCB 14515; Lots 1 through 7 and Lots 56 through 62, Block 6, NCB 14514; and Lots 54 through 60, Block 5, NCB 14513 on a portion of the 200 and 300 blocks of Dulce and a portion of the 5400 block of Greyrock Drive, and a portion of the 5400 block of Bakersfield. Staff recommends approval.

Staff stated there were 96 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 in favor. Staff mailed 35 notices to the Planning Team.

Tony Felts, Planner, presented item and recommended approval.

**The following citizens appeared to speak:**

Joe Lopez, stated after further review he discovered this rezoning would not affect his property.

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 approval.

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

**NAY: None**

**THE MOTION CARRIED**

21. Director’s Report – Current status of large area wide rezoning; Commission roles and responsibilities; Administration items.

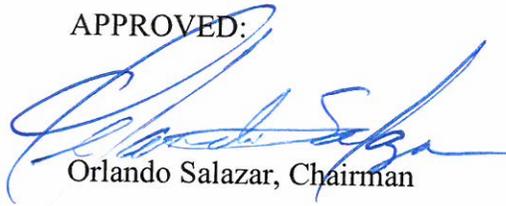
Catherine Hernandez, Planning Manager, presented items.

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22. There being no further business, the meeting was adjourned at 2:51 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary