

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 16, 2013**

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, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

ABSENT: Tiller, C. Martinez

3. Approval of July 2, 2013 Zoning Commission Minutes

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013113 (Council District 2):** A request for a change in zoning from “R-4 RIO-1” Residential Single-Family River Improvement Overlay-1 District and “C-2 RIO-1” Commercial River Improvement Overlay-1 District to “IDZ RIO-1” Infill Development Zone River Improvement Overlay-1 District with Attached Single-Family Residential uses not to exceed 27 units per acre on the south 25 feet of the east 90 feet of Lot 6 and the east 90 feet of Lot 7, Block 2, NCB 3081 and Lot 23, Block 3, NCB 3081; 123 Carnahan Street and 137 Catalpa. Staff recommends approval, pending plan amendment.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Mahncke Park Neighborhood Association submitted response stating they have no objection to the Zoning Case. Staff mailed 21 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner McNealy and seconded by Commissioner Lopez to recommend approval.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2013146 (Council District 5): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-18” Limited Density Multi-Family District and Professional Offices on Lots 8 and 9, Block 3, NCB 2158; 416 and 418 (also known as 420) Delgado Street. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Gardendale Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McNealy and seconded by Commissioner Lopez to recommend approval.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013153 (Council District 2): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “I-1 MC-3 AHOD” General Industrial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District on 0.8312 of an acre out of Lot 19, NCB 12167 on a portion of 2619 Austin Highway. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Village North One Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McNealy and seconded by Commissioner Lopez to recommend approval.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013155 (Council District 1): A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 62, NCB 11890; 1550 West Terra Alta Drive. Staff recommends approval.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner McNealy and seconded by Commissioner Lopez to recommend approval.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

8. **ZONING CASE NUMBER Z2013128 S ERZD (Council District 10):** A request for a change in zoning from “C-2 PC-1 ERZD” Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District to “C-2 S PC-1 ERZD” Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on 1.22 acres out of NCB 17728 on a portion of the 17000 Block of Bulverde Road. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 41 notices to the Planning Team.

Ashley Farrimond, representative, stated they are requesting a Specific Use to allow for a Car Wash facility on the subject property. She stated they have met with SAWS representative and are in agreement with their recommendations.

Mike Barr, SAWS, presented recommendation and recommended 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 Commissioner McFarland and seconded by Commissioner McNealy to recommend approval with SAWS recommendations.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd
NAY: Ornelas

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2013132 ERZD (Council District 9): A request for a change in zoning from “R-6 MSAO-1 MLOD-1 ERZD” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “C-2 MSAO-1 MLOD-1 ERZD” Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 28, Block 31, NCB 19215 on a portion of the 22000 Block of Wilderness Oak. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no responses from neither SA Remington Heights nor Forest at Stone Oak Homeowners Association’s. Staff mailed 41 notices to the Planning Team.

Mike Barr, SAWS, presented recommendation and recommended approval.

Patrick Christensen, representative, stated he would like to amend his request to include “NA” Non-alcohol designation. He stated he made numerous attempts to reach out to SA Remington Homeowners Association but has not received a response. He further stated he walked the neighborhood and visited with the surrounding property owners who expressed concerns with certain commercial uses. He has drafted deed restrictions to eliminate the commercial uses that they expressed concerns with. He further stated they are proposing a day care or medical office facility on the subject property.

The following citizens appeared to speak:

Eli Philps, past president of SA Remington Homeowners Association, stated should the subject property be used for commercial use this would cause an increase in traffic and expressed safety concerns. He stated the Neighborhood Plan strictly calls for residential development. He feels this damage the residential character of the neighborhood.

Kushin Edussurya, stated he is in opposition. He would like to express his concerns for the safety of the children who walk to and from school in the neighborhood.

Gregory Hall, stated he would like to express his opposition as he is concerned with the increase of traffic. He stated should a day care facility be allowed he expressed concerns with parking.

Frans Kroon, stated he would like to express his opposition for the proposed zoning change as he feels this would have a negative impact on their neighborhood.

Beate Hall, spoke in opposition. She expressed concerns with the increase in traffic the proposed day care facility would bring into the neighborhood.

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 McNealy and seconded by Commissioner D. Martinez to recommend a continuance until August 20, 2013.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas
NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2013138 (Council District 5): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 20 & 21, Block 6, NCB 7125; 3100 Vera Cruz Street. Staff recommends denial.

Staff stated there were 51 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 in favor.

Applicant/Representative not present.

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 Lopez and seconded by Commissioner D. Martinez to support staff’s recommendation of denial.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas
NAY: McNealy

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2013143 (Council District 6): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District and “MF-25 GC-2 AHOD” Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 31, NCB 17643 on a portion of the 8800 Block of Potranco Road. Staff recommends approval.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 in favor. Staff mailed 35 notices to the Planning Team.

Jerry Arredondo, representative, stated he is requesting this change in zoning to allow for multi-family development. He stated they have had two neighborhood meetings to discuss the proposed development. He stated in the neighborhood meeting he did confirm the proposed apartment development will not be Section 8 subsidies housing. He further stated they have amended their request from 232 units to 140 units to address their concerns with the number of units however the surrounding property owners are still in opposition.

Walter Martinez, representing development group, stated they are proposing to develop Richland Meadow Apartments on the subject property. He stated this apartment development will not be Section 8 Subsidized Housing. Their original plan was to develop 232 units however after meeting with the surrounding property owners they have amended their request to 140 units.

Henry Flores, stated they have been in business since 1995 and have developed in Texas and Mississippi. Unfortunately they have been mischaracterized as low income housing. As mentioned this will not be Section 8 housing.

The following citizens appeared to speak:

Shannon Cotten, spoke in opposition.

Caleena Steelman, spoke in opposition.

Geneva Miller, spoke in opposition.

Mondre Culberston, spoke in opposition.

Angela Young, spoke in opposition.

Lydia Garcia, spoke in opposition.

Art Carter, spoke in opposition.

Molly Valdez, spoke in opposition.

James Roberts, spoke in opposition.

Humberto Sierra, spoke in opposition.

Zuelma Guerra, spoke in opposition.

Rebecca Olague, spoke in opposition.

Varge Eddings, spoke in opposition.

Alex Nieves, spoke in opposition.

Geraldine Perez, 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 D. Martinez and seconded by Commissioner McFarland to recommend a continuance until August 6, 2013.

AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: McNealy

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2013156 S (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Batching Plant and "C-3 AHOD" General 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 Construction Contractor Facility on 24.139 acres out of NCB 15686 and NCB 17340; 11515 (also known as 11707), 11827, 11927, and 11939 Nacogdoches Road and 11732, 11800, and 11826 Bulverde Road. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 in favor and no response from Oak Grove Estates Neighborhood Association.

Ken Brown, representative, stated they are requesting this change to allow for a contractor's facility on the subject property. He stated he will be meeting Mr. Harold Schneider to mitigate dust and noise issues.

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 McFarland and seconded by Commissioner Lopez to recommend approval.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2013151 (Council District 4): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 93, Block 67, NCB 15910; 10038 Potranco Road. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 in favor. Staff mailed 35 notices to the Planning Team.

Salah Diab, representative, stated they are requesting this change in zoning to allow for a restaurant with the sell of alcohol.

The following citizens appeared to speak:

Dr. Jesse Grice, spoke in opposition.

Johnie Johnson, spoke in opposition.

Frankie Martin, spoke in opposition.

Bruce Proctor, 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 McNealy to recommend a continuance until August 20, 2013.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2013152 CD (Council District 3): 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 a Conditional Use for Motor Vehicle Sales on Lot 3, Block B, NCB 11026; 2522 East Southcross Boulevard. Staff recommends approval with conditions.

Staff stated there were 23 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 in favor and Highland Hills Neighborhood Association is in opposition. Staff mailed 33 notices to the Planning Team.

Russell Felan, representative, stated the purpose of this zoning change is to allow for an auto sales lot on the subject property. He further stated he would like to request a continuance to meet with the neighborhood association.

The following citizens appeared to speak:

Christel Villarreal, stated she met with the owner and requested a continuance so that he may meet with the neighborhood association.

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 McFarland to recommend a continuance until August 6, 2013.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2013154 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, 1, Block 7, NCB 10006; 2802 Vance Jackson (also known as 275 Future Drive). Staff recommends approval with conditions.

Staff stated there were 30 notices mailed out to the surrounding property owners, 3 returned in opposition and 5 returned in favor and Dellview Area Neighborhood Association is in opposition. Staff mailed 27 notices to the Planning Team.

Martin Narvaez, owner, stated the purpose of this request is to allow for a professional office on the subject property.

Gilbert Candia, spoke in opposition.

Sylvia Candia, spoke in opposition.

Cristy Chemel, spoke in opposition.

Lisa Narvaez, stated the purpose of this request is to allow for her daughter to operate a tax office on the subject 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 Ornelas and seconded by Commissioner McNealy to recommend denial.

AYES: McNealy, McFarland, Lopez, Villarreal, Boyd, Ornelas

NAY: Salazar, D. Martinez

THE MOTION CARRIED

16. Public hearing and consideration of proposed amendments to the Historic Design Guidelines.

Greg Hammer, Brooks City Base, presented design guideline item.

Cory Edwards, Office of Historic Preservation, presented item and recommended 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 Commissioner Villarreal and seconded by Commissioner Lopez to recommend approval.

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

17. There being no further business, the meeting was adjourned at 5:01 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary