

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 6, 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, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

ABSENT: Middleton

Zoning Case Z2014131 (Council District 2) – Portions of 5200 through 5900 Blocks of East Loop 1604 North and Z2014132 (Council District 1) – 201 East Grayson Street have been postponed as per the applicant’s request. Also, Zoning Case Z2014142 (Council District 1) – 628 Jackson Street has been withdrawn per the applicant’s request.

3. Consideration of April 15, 2014 Zoning Commission Minutes.

All voted in affirmative.

COMBINED HEARING:

Commissioner Martinez arrived at 1:11 pm.

4. ZONING CASE NUMBER Z2014051 (Council District 8): A request for a change in zoning from “MF-33” Multi-Family District to “C-3” General Commercial District on 3.565 acres out of NCB 14697 on a portion of 4932 Research Drive. Staff recommends approval, pending Master Plan Amendment.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Oakland Estates Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014086 CD (Council District 3): A request for a change in zoning from “C-2 MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “MF-33 MC-2 AHOD” Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 CD MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Food And Food Products - Processing and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Food And Food Products - Processing on Lots A and B, Block 8, and Lots C, C-1 and 1, NCB 8615; 4602 and 4606 South Presa Street and a portion of the 100 Block of Linda Lou Drive. Staff recommends approval, pending plan amendment.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014135 (Council District 5): A request for a change in zoning from “O-1 AHOD” Office Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 34, NCB 8133; 1303, 1307 and 1309 Castroville Road. Staff recommends approval.

Staff stated there were 15 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 Boyd and seconded by Commissioner Villarreal to recommend approval.

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014137 S (Council District 7): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on Lot 15, Block 1, NCB 15650; 6330 Wurzbach Road. Staff recommends approval.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014140 (Council District 10): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 1, Block 24, NCB 16587; 14590 Toepperwein Road. Staff recommends approval.

Staff stated there were 35 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 Boyd and seconded by Commissioner Villarreal to recommend approval.

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

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014141 (Council District 8): A request for a change in zoning from “MPCD MLOD-1 AHOD” Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and “MPCD MLOD-1” Master Planned Community Camp Bullis Military Lighting Overlay District to “C-2 MLOD-1 AHOD” Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and “C-2 MLOD-1” Commercial Camp Bullis Military Lighting Overlay District on 2.768 acres out of NCB 15825 on a portion of the 5500 Block of Presidio Parkway. Staff recommends approval.

Staff stated there were 5 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 Villarreal to recommend approval.

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

Commissioner Briones arrived at 1:13

10. **ZONING CASE NUMBER Z2014103 ERZD (Council District 9):** A request for a change in zoning from “MF-33 PUD ERZD MLOD-1 AHOD” Multi-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 9.66 acres and “O-1 ERZD MLOD-1 AHOD” Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 4.936 acres on 14.596 acres out of NCB 15009 on a portion of the 2900 Block of West Bitters Road. Staff recommends approval, pending plan amendment.

Staff stated there were 58 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 in favor and no response from Oakwood Owner’s Association.

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

Ashley Farrimond, representative, stated of the 14.596 acres they are requesting “C-2” on 9.660 and “O-1” on 4.936 for office development. She stated they are also requesting an 8 foot fence as this would serve as a barrier to the adjacent residential homes. She further stated there are existing restrictive covenants aside from city requirements that they will comply with. She stated she would like to add that they are working with The Village at Inwood Homeowner’s Association on additional restrictive covenants.

The following citizens appeared to speak:

Buck Benson, representing Village at Inwood Homeowner’s Association, stated they have been working closely with the applicant and are in support of the proposed development with the restrictive covenants.

Lorina Rommel, member of Inwood Hollows, stated she is not in opposition of the proposed request however she would like that the applicant extend the invitation of having the adjacent association involved in the proposed restrictive covenants.

Chuck Luedemann, R. L. Worth, stated he has been working with both homeowners associations and has addressed their concerns in the restrictive covenants however he feels there has been miscommunication between the president of the homeowner's association and the residents.

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 McFarland to recommend approval with the 8 foot fence including SAWS recommendations.

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

NAY: Salazar, Ornelas

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2014138 S 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 to "C-3NA S ERZD MLOD-1" General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and "I-1 S ERZD MLOD-1" General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility on Lot 2, NCB 17866; 18952 Redland Road. Staff recommends denial with an alternate recommendation for "C-2NA CD S ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and a Specific Use for a Construction Contractor Facility.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 call received in favor and no response from Redland Ridge Association.

Catherine Hernandez, Planning Manager, stated this case has been initiated by staff to correct an administrative error.

Shirley Sharpsteen, owner, stated she purchased the property in 2006 after receiving a zoning verification letter from City staff confirming the property was zoned "C-3NA ERZD". Upon applying for permits, she was then informed that the property was zoned for "R-6". She stated she contacted staff and has been working closely with City Staff and Council Office in effort to correct this error.

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 Villarreal to recommend a continuance until May 20, 2014.

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

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2014080 (Council District 9): A request for a change in zoning from "R-20" Residential Single-Family District to "NP-10" Neighborhood Preservation 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, 14 returned in opposition and 6 in favor and Whispering Oaks Homeowner's Association is in opposition. Staff mailed 41 notices to the Planning Team.

Patrick Christensen, representative, stated they are proposing residential development on the subject property. He stated he has been working closely with the neighborhood association who are still in opposition of the proposed request.

The following citizens appeared to speak:

Joel Garcia, (*Sylvia Garcia and Florence Tripp gave their time to Joel Garcia*), spoke in opposition.

Monroe, Lane, spoke in opposition.

Carol Lane, spoke in opposition.

Jack Maguire, spoke in opposition.

Bill Miller, spoke in opposition.

Keith Nilsson, spoke in opposition.

Ada Lewis, spoke in opposition.

Virginia Nilsson, (*Carl Mazzorro gave his time*) spoke in opposition.

Mike Makowski, (*Lora Makowski*) 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 Briones to recommend approval of "NP-10".

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

NAY: McFarland

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2014122 CD (Council District 5): 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 Three Dwelling Units on Lots 50, 51 and the east 10 feet of Lot 49. Block 9, NCB 7931; 1309 Keats. Staff recommends denial.

Staff stated there were 42 notices mailed out to the surrounding property owners, 18 returned in opposition and 1 in favor. Staff mailed 26 notices to the Planning Team.

Andrew Guerrero, representative, stated the purpose of this zoning change is to bring existing single family structure and duplex into compliance. He stated the single family structure is to the rear of the property and is currently occupied.

The following citizens appeared to speak:

Manohar K. Mahburbani, owner, stated when he purchased the property it was and still is being used as a single family dwelling to the rear of the property and duplex in the front portion of the property. He stated his intent is to bring existing use into compliance.

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 Villarreal to recommend denial.

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

NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2014134 (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on 10.243 acres out of NCB 17172 on a portion of the 8600 Block of Waters Edge Drive. Staff recommends approval.

Staff stated there were 30 notices mailed out to the surrounding property owners, 9 returned in opposition and 0 returned in favor.

Patrick Christensen, representative, stated they are requesting this change in zoning to allow for the development of office Business Park on the subject property. He stated this request is consistent with the neighborhood plan.

The following citizens appeared to speak:

Alfred Flores, stated there is no neighborhood association for this area however residents have been working closely together with Mr. Christensen to understand and educate themselves on the rezoning process. He stated they have been in contact with Mr. Christensen who has presented a layout of the proposed development and supports the proposed rezoning request.

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 Martinez and seconded by Commissioner Shaw to recommend approval.

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

NAY: None

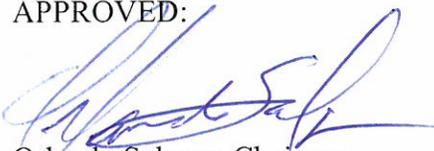
THE MOTION CARRIED

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15. There being no further business, the meeting was adjourned at 3:50 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary