

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
November 19, 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, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**ABSENT: None**

3. Approval of the November 5, 2013 Zoning Commission Minutes.

**All voted in affirmative.**

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2013209 (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.2 of an acre out of NCB 11167; A portion of 1655 West Villaret Boulevard and a portion of the 2800 Block of the Poteet Jourdanton Freeway. Staff recommends approval.

Staff stated there were 10 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 Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2014005 S (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 S AHOD” Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 14, NCB 15628; 5323 Hillburn Drive. Staff recommends approval.

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

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2014010 (Council District 1):** A request for a change in zoning from "C-3NA CD UC-4 AHOD" General Commercial Nonalcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for outside storage of equipment & materials to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Low Density Multi-Family District on Lots 1 and 2, Block 1, NCB 6789, save and except that portion conveyed in Volume 12369, Page 1060, Deed Records, Bexar County, Texas; A portion of the 2100 Block of North St. Mary's Street. Staff recommends approval.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Tobin Hill Community Association is in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014011 HL (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 20, Block 7, NCB 13724; 4006 Shady Oak. Staff recommends approval.

Staff stated there were 18 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from Oak Hills Citizens Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2014013 (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 H HS AHOD” Historic Significant Commercial Infill Development Zone Lavaca Historic Airport Hazard Overlay District on 0.0653 of an acre out of Lot 15, NCB 903; 727 South Alamo Street. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Lavaca Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2014014 (Council District 9):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 8, Block 3, NCB 13607; 110 West Rhapsody. Staff recommends approval.

Staff stated there were 86 notices mailed out to the surrounding property owners, 1 returned in opposition and 5 returned in favor and no response from Greater Harmony Hills Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Briones, Shaw, Boyd, Martinez, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2014015 (Council District 10):** A request for a change in zoning from “MH AHOD” Manufactured Housing Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 30, Block 1, NCB 15911; A portion of the 11600 Block of Crosswinds Way. Staff recommends approval, pending plan amendment.

Staff stated there were 12 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 Martinez to recommend approval.

**AYES: Salazar, Middleton, McFarland, Briones, Shaw, Boyd, Martinez, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2014018 (Council District 1):** A request for a change in zoning from “C-2NA H AHOD” Commercial Nonalcoholic Sales King William Historic Airport Hazard Overlay District to “C-2 IDZ H AHOD” Commercial Infill Development Zone King William Historic Airport Hazard Overlay District on 0.444 of an acre out of Block 1, NCB 738; 809 South St. Mary's Street and 116 Madison Street. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor and no response from King William Association.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Briones, Shaw, Boyd, Martinez, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2014021 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 23, NCB 9503; 2530 Southwest Military Drive. Staff recommends approval.

Staff stated there were 8 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 Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2014023 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 108 D, NCB 11186; A portion of the 2400 and 2500 Blocks of Navajo Street. Staff recommends approval.

Staff stated there were 7 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 Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

Chairman Salazar stated Zoning Cases Z2014020 and Z2013204 CD have been withdrawn and Zoning Cases Z203212 CD and Z2013208 have been postponed. Also, Zoning Case Z2014017 has been pulled by staff therefore said cases will not be heard.

**Commissioner Villarreal arrived at 1:21 pm.**

**INDIVIDUAL CONSIDERATION:**

**Commissioner Romero arrived at 1:26 pm.**

**14. 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 in favor.

James Griffin, representative, stated he has been working with the surrounding property owners and the school district and area restrictive covenants. He further stated as requested by the school district he would like to request a two week continuance make certain that all affected property owners have sufficient time to understand the propose zoning change.

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 Villarreal to recommend a continuance until December 3, 2013.

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

**NAY: None**

**ABSTAIN: Romero**

#### **THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2014004 CD (Council District 4):** 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 Two Dwelling Units on Lot 2, Block 2, NCB 9851; 107 Fernleaf Avenue. Staff recommends denial.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor no response from Quintana Community Neighborhood Association. Staff mailed 33 notices to the Planning Team.

Jimmy Kopeck, stated he is requesting this change in zoning to allow for the existing duplex unit on the subject property. He stated he has owned the property for 29 years and has always been used as a duplex. During the permitting process for upgrading the electrical, he was informed by city staff that he was not properly zoned for a duplex.

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 McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2013210 S ERZD (Council District 9):** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3 S ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Transit Park & Ride on Lots 1, 2, 3, 4, 5 and 6, Block 25, NCB 19219 save and except that portion conveyed to the State of Texas in Volume 11133, Page 1477, Deed Records, Bexar County, Texas; 20914 and 20930 Stone Oak Parkway, and 22021, 22061, 22111 and 22151 North US Highway 281. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 in favor. Staff mailed 41 notices to the Planning Team.

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

Jeff Tondre, representative, stated the purpose of this zoning change is to allow for a park and ride facility with a parking garage 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 Middleton and seconded by Commissioner Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**17. ZONING CASE NUMBER Z2014009 ERZD (Council District 8):** A request for a change in zoning from “C-3R ERZD MLOD-1” General Commercial Restrictive Alcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “MF-25 ERZD MLOD-1” Low Density Multi-Family Edwards Recharge Zone Camp Bullis Military Overlay District on Lot 7, Block 7, NCB 17627; A portion of 3838 Lockhill-Selma Road and the 4100 Block of Texas Elm. Staff recommends approval, pending plan amendment.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Shavano Forest Owners Association.

Krystin Ramirez, Case Manager, presented case 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 Romero and seconded by Commissioner Villarreal to recommend approval.

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

**NAY: None**

### **THE MOTION CARRIED**

**18. ZONING CASE NUMBER Z2014022 (Council District 3):** 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 18 & 19, Block 1, NCB 3176; 1336 Rigsby Avenue. Staff recommends denial of “RM-4” with an alternate recommendation of approval of “RM-5” Residential Mixed District.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

Hussain Halai, owner, stated he would like to amend his request to “RM-5” as staff has recommended. He is requesting this change in zoning to allow for a tri-plex 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 Boyd and seconded by Commissioner Martinez to recommend approval of “RM-5”.

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

**NAY: None**

**THE MOTION CARRIED**

19. **CASE NUMBER Z2014040 (Council District 8):** A request to amend Ordinance 73082 to remove the condition imposing a 1-foot non-access easement along George Road on Lots 1 and 2, Block 5, NCB 17000; A portion of the 13300 Block of Northwest Military Highway. Staff recommends approval of amending Ordinance 73082, as requested.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Castle Hills Forest Homeowner's Association.

Patrick Christensen, representative, stated the purpose of this request is to remove conditions imposed by the previous zoning ordinance.

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 Villarreal to recommend approval of amending ordinance 73082 to remove that one requested condition from the ordinance.

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

**NAY: None**

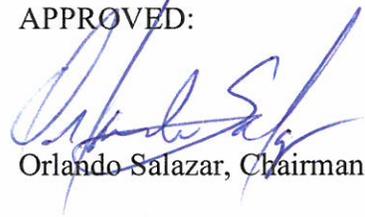
**THE MOTION CARRIED**

20. Briefing on Eastern Triangle Comprehensive Rezoning.

Christopher Looney, Policy Administrator, briefed commissioners on the large Eastern Triangle Comprehensive Rezoning.

21. There being no further business, the meeting was adjourned at 2:05 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary