

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
December 2, 2014**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**ABSENT: None**

**COMBINED HEARING:**

3. **ZONING CASE NUMBER Z2015006 (Council District 4):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on P- 48D, NCB 15605 and P-85, NCB 15613 (7.542 Acres) on a portion of the 6100 Block of Old Pearsall Road. Staff recommends approval.

Staff mailed 39 notices to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Southwest Community Association.

**COMMISSION ACTION**

A motion was made by Commissioner Heard and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

4. **ZONING CASE NUMBER Z2015025 (Council District 9):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 33, NCB 13847; 11410 Rendezvous Drive. Staff recommends approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Heard and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2015026 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.464 acres out of NCB 2283 save and except that portion conveyed to the City of San Antonio in Volume 6729, Page 1648, Real Property Records of Bexar County, Texas on a portion of the 2800 Block of West Houston Street and a portion of the 200 Block of North Zarzamora Street aka 2819 West Houston Street and 210 North Zarzamora Street. Staff recommends approval.

Staff mailed 31 notices to the surrounding property owners, 1 returned in opposition and 2 returned in favor and Prospect Hill Neighborhood Association is in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Heard and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2015028 (Council District 10):** 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 0.5845 acres out of NCB 15722; 12824 O'Connor Road. Staff recommends approval.

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

**COMMISSION ACTION**

A motion was made by Commissioner Heard and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2015029 CD (Council District 7):** A request for a change in zoning from “C-3NA” General Commercial Nonalcoholic Sales District to “C-2 CD” Commercial 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 Lot 1, Block 2, NCB 19059 save and except 10x10 feet; 10910 West Loop 1604 North. Staff recommends approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Jerry Arredondo, applicant, stated he is in agreement of hours operation being 8:00 am to 6:00 pm Monday thru Friday.

**COMMISSION ACTION**

A motion was made by Commissioner Heard and seconded by Commissioner Shaw to recommend approval with the hours of operation to be 8:00 am thru 6:00 pm Monday thru Friday.

**AYES: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

8. Consideration of November 18, 2014 Zoning Commission Minutes.

A motion was made by Commissioner McFarland and seconded by Commissioner Shaw to approve minutes as presented.

**All voted in affirmative.**

**INDIVIDUAL CONSIDERATION:**

**9. ZONING CASE NUMBER Z2014258 ERZD (Council District 8):** A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single Family Edwards Recharge Zone Military Lighting Overlay District to “O-1 ERZD MLOD-1” Office Edwards Recharge Zone Military Lighting Overlay District on Lot 6, Block 18, NCB 14728 save and except that portion conveyed to the City of San Antonio in Volume 4167, Page 558, Deed and Plat records of Bexar County, Texas; 12037 Huebner Road. Staff recommends approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from Vance Jackson Neighborhood Inc. Staff mailed 39 notices to the Planning Team.

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

Kevin Love, representative stated the purpose of this request is to allow office development on the subject property. He stated they have met with SAWS representatives and are in agreement with their recommendation.

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 all SAWS recommendation including 50% impervious cover.

**AYES: Salazar, Alvarado, Villarreal, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: Ornelas**

### **THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2015015 (Council District 8):** A request for a change in zoning from “MF-25 PUD MSAO-1 MLOD-1” Multi Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “O-1 MSAO-1 MLOD-1” Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 3.202 acres out of NCB 16385; 8 Dominion Drive. Staff recommends approval.

Patrick Christensen, representative, stated he would like to request a continuance as they are currently working on deed restrictions with the Dominion Homeowners 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 Romero and seconded by Commissioner Villarreal to recommend a continuance until December 16, 2014.

**AYES: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2015019 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 55, Block 6, NCB 11099; 141 West Ansley Boulevard. Staff recommends approval.

Staff mailed 21 notices to the surrounding property owners, 6 returned in opposition and 0 returned in favor. Staff mailed 37 notices to the Planning Team.

Ken Brown, representative, stated they are proposing a convenient store with a fuel pump station. He stated they have met with the surrounding property and feel they were able to address their concerns. He stated they have redesigned the layout to move the fuel pumps to the north of the property, provide street bumps on Ansley, they agreed on providing a truck turn around lane to alleviate the truck traffic, provide landscaping, lighting and 8 foot masonry fence along the common property line to the west.

**The following citizens appeared to speak:**

Dora Moreno, spoke in opposition.

Albert Moreno, spoke in opposition.

Joe Puleo, 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 Alvarado and seconded by Commissioner Shaw to recommend approval with a favorable recommendation of an 8 foot fence along the west property line.

**AYES: Salazar, Alvarado, Villarreal, Shaw, Briones, Romero, McGee, McFarland, Heard**

**NAY: Ornelas**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2015021 (Council District 2):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District for Food, Mobile Vending (Base Operations), a Bar and/or Tavern Without Cover Charge 3 or More Days per Week, Coffee Roasting, Microbrewery and Food, Mobile Food Court on the east 116 feet of Lot 14 or Lot 14A, Block 2, NCB 982 and the east 100 feet of the west 177.90 feet of Lot 14 or Lot A15, Block 2, NCB 982 (0.325 Acres); 1311 Austin Street and 520 East Grayson Street. Staff recommends approval.

Staff mailed 33 notices to the surrounding property owners, 3 returned in opposition and 6 returned in favor and Government Hill Alliance is in favor. Staff mailed 10 notices to the Planning Team.

Patrick Shearer, representative, stated they are proposing a food mobile vending along with bar/tavern on the subject property. He stated he has met with the surrounding property owners who have expressed their support.

**The following citizens appeared to speak:**

Bertha Moore, 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 Shaw and seconded by Commissioner McFarland to recommend approval.

**AYES: Alvarado, Villarreal, Shaw, Briones, Martinez, Romero, McGee, McFarland,  
Heard**

**NAY: Salazar, Ornelas**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2015031 (Council District 9):** A request for a change in zoning from “R-5 AHOD MLOD-1” Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 1.009 acres out of NCB 13832; 570 Heimer Road. Staff recommends denial.

Staff mailed 21 notices to the surrounding property owners, 1 returned in opposition and 3 returned in favor.

Katherine Woods, representative, stated she is proposing to operate a daycare center on the subject property however she would like to request a continuance as they have scheduled a meeting with the surrounding property owners.

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 McGee and seconded by Commissioner Shaw to recommend a continuance until December 16, 2014

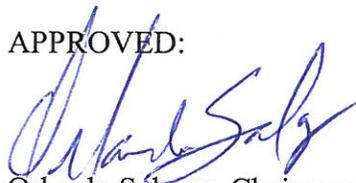
**AYES: Salazar, Alvarado, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**NAY: None**

**THE MOTION CARRIED**

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

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary