SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 3, 2015

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

1:05 PM – Public Hearing

2. Roll Call.

PRESENT: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
ABSENT: None

3. Consideration of February 17, 2015 Zoning Commission Minutes.

A motion was made by Commissioner Romero and seconded by Commissioner Shaw to approve minutes.

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2015084 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 Conditional Use for Motor Vehicle Sales (Full Service) on a 0.869 acre tract of land out NCB 11166 located on a portion of the 9900 Block of Roosevelt Avenue. Staff recommends approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Villa Coronado Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2015085 (Council District 9):** A request for a change in zoning from "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Facility to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 26, NCB 11742; 11238 Baltic Drive. Staff recommends approval.

Staff mailed 27 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 McGee to recommend approval.

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2015087 S (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lots 1, 2 and 3, Block 30, NCB 15195; 175, 179 and 183 Aldrich Drive. Staff recommends approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Springvale Neighborhood Home Association is in favor.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2015095 (Council District 5):** A request for a change in zoning from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.007 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres on 15.531 acres out of NCB 14945. A portion of the 5300 Block of Thousand Oaks Boulevard.(Council District 10). District on 0.089 acres out of Lots 24 (0.019 acres) and 25 (0.07 acres), Block 4, NCB 8730; 368 New Laredo Highway. Staff recommends approval. (Associated Plan Amendment Case # 15021).

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hill of Park North Home Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2015098 HL (Council District 2):** A request for a change in zoning from "R-4 NCD-6" Residential Single Family Historic Landmark Mahncke Park Neighborhood Conservation District to "R-4 HL NCD-6" Residential Single Family Historic Landmark Mahncke Park Neighborhood Conservation District on Lots 15 and west 20 feet of Lot 14, NCB 6137; 347 Parland Place. Staff recommends approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Mahncke Park Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2015099 (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 23, NCB 13847; 106 West Turbo. Staff recommends approval.

Staff mailed 23 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 McGee to recommend approval.

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2015101 (Council District 5):** 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 442 Inez - .1222 acres out of lots 30-33, NCB 8641 and 446 Inez - Lots 13, Block 7, NCB 8641; 442 & 446 Inez. Staff recommends approval.

Staff mailed 25 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor no response from Memorial Heights Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2015102 (District 5):** A request for a change in zoning from "L AHOD" Light Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.089 acres out of Lots 24 (0.019 acres) and 25 (0.07 acres), Block 4, NCB 8730; 368 New Laredo Highway. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor no response from Quintana Community Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2015103 (Council District 1):** A request for a change in zoning from "H RM-4 AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "H IDZ AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single-family uses not to exceed 23 units per acre on Lot 8, Block 14, NCB 717; 236 Barrera. Staff recommends approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor no response from Lavaca Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2015105 (Council 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots W 92.8 of 5 & 6, Block 2, NCB 8290; 667 North General McMullen. Staff recommends approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor no response from Loma Vista Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2015106 (Council District 1):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 13 & 14, Block 5, NCB 1019; 1504, 1516 & 1518 North Trinity Street. Staff recommends approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in opposition and 3 returned in favor no response from Gardendale Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2015110 (Council District 2):** A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2" Commercial District on Lot 75, NCB 10614; 414 South WW White Road. Staff recommends approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Huntleigh Park Residents Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2015109 (Council District 2):** 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 "C-2" Commercial District and "RM-4" Residential Mixed District on South 76 feet of Lot 1, NCB 981, and the North 44 Feet of Lot 1, NCB 981; 535 East Grayson and 1409 Austin Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Downtown Residents Neighborhood Association or Government Hill Alliance Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

17. **ZONING CASE NUMBER Z2015097 (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 4, Block 41, NCB 13497. 403 West Rhapsody Drive. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Russell D. Felan, representative, requested a continuance to amend paperwork.

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 Heard to recommend a continuance until March 17, 2015.

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2014208 ERZD (Council District 9):** A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 13.773 acre tract of land out of Block 27, NCB 17600. 21938 and 21802 Encino Commons. Staff recommends Approval.

Staff mailed 42 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Mike Barr, SAWS Representative, spoke in approval.

James Griffin, representative, requested to add second phase to the existing senior independent living campus.

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 McFarland to recommend Aprroval.

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

THE MOTION CARRIED

19. **ZONING CASE NUMBER Z2015086 (Council District 1):** 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 the South 50 feet of A-12, Block A, NCB 6009. 1025 and 1027 Shook Avenue. Staff recommends approval.

Staff mailed 21 notices to the surrounding property owners, 5 returned in opposition and 2 returned in favor.

Chuck Anderson, owner representative, proposed to help solve parking issues.

Steven Rice, representative, proposed a driveway extension to the back of the property with 3 garages and two single unit bedroom apartments above.

The following citizens appeared to speak:

Richard Zanikos, spoke in opposition

Dr. Gary Kale, spoke neutral

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 Shaw to recommend Approval.

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

20. **ZONING CASE NUMBER Z2015092 (Council District 8):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub with Cover Charge 3 or More Days Per Week to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.999 acres comprised of 0.989 acres out of Lot 16, Oak Hills Park, Unit 7 Subdivision and 3.010 acres out of Lot 11, Oak Hills Park, Unit 3 Subdivision. 7401 Wurzbach Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Patrick Christensen, representative, is planning for an apartment complex with parking garage. Staff approval for plan amendment.

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 Martinez to recommend Approval.

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

21. **ZONING CASE NUMBER Z2015096 S (Council District 8):** A request for a change in zoning from "R-6 PUD MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-6 PUD S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Wireless Communication System on Lot 27, Block 22, NCB 34753A. 30 Vineyard Drive. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Dominion Homeowners Association.

Adam McBrayer, representative, stated received a favorable letter for approval from 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 McFarland to recommend Approval.

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

22. **ZONING CASE NUMBER Z2015107 CD (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility on Lot 82, Block 28, NCB 16840. 6563 Babcock Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 11 returned in opposition and 3 returned in favor and no response from Tanglewood Ridge Neighborhood Plan Association.

James Griffin, representative, requested continuance to work with the surrounding community.

The following citizens appeared to speak:

Diane Capadona, 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 Romero and seconded by Commissioner Shaw to recommend a continuance until March 17, 2015.

AYES: Salazar, Alvarado, Ornelas, Shaw, Briones, Martinez Romero, McGee, McFarland, Heard
NAY: None

THE MOTION CARRIED

Director's Report

23. There being no further business, the meeting was adjourned at 2:44pm.

APPROVED:

Orlando Salazar, Chairman

ATTEST:

John P. Jacks, Executive Secretary