SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 18, 2014

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.

1:00 PM – Public Hearing

2. Roll Call.

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

3. Consideration of November 4, 2014 Zoning Commission Minutes.

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2015012 (Council District 2):** A request for a change in zoning from "I-1 RIO-1 DN AHOD" General Industrial River Improvement Overlay-1 Development Node Airport Hazard Overlay District to "C-1 IDZ RIO-1 DN AHOD" Light Commercial Infill Development Zone River Improvement Overlay-1 Development Node Airport Hazard Overlay District on Lot 17-B, NCB A-52; 3502 North St. Mary's Street. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from River Road Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2015016 (Council District 1):** 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 A 0.4452 acre tract of land out of Lot 1, NCB A63; 1964 South Alamo Street. Staff recommends approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and King William Neighborhood Association is in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2015020 S (Council District 4):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities for Lot 3 and "C-2 AHOD" Commercial Airport Hazard Overlay District for Lot 8 on Lots 3 and 8, Block 2, NCB 17550 on a portion of the 2600 block of Southwest Military Drive. Staff recommends approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2015022 (Council District 6):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.687 acres out of NCB 15403; 7500 and 7504 West Military Drive and a portion of 7600 West Military Drive. Staff recommends approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and United Westwood Resident Organization, Meadow Village and Lackland Terrace Neighborhood Associations are in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2015024 S (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization 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 Lots 3 and 4, Block 1, NCB 17634 at intersection of West Military Drive and West Loop 1604. Staff recommends approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2015027 CD (Council District 2):** A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment without cover charge 3 or more days per week on Lot 21, Block 1, NCB 6227; 118 Davis Court. Staff recommends approval with conditions.

Staff mailed 23 notices to the surrounding property owners, 3 returned in opposition and 13 returned in favor and Mahncke Park Neighborhood Association does not oppose the rezoning.

COMMISSION ACTION

A motion was made by Commissioner McFarland and seconded by Commissioner Shaw to recommend approval with staff conditions.

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m., Monday through Friday and shall not be permitted before 8:00 a.m. or after 4:00 p.m. on Saturday.

Additionally, staff recommends the following conditions:

1. Outside speakers shall be prohibited and
2. There shall be strict enforcement of light pollution from signage and landscaping lights.

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

10. **ZONING CASE NUMBER Z2015004 (Council District 1):** A request for a change in zoning from "MF-33 H AHOD S" Multi Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized) to "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all on Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935; 139 Cedar Street and 311 Pereida. Staff recommends approval.

Staff mailed 39 notices to the surrounding property owners, 2 returned in opposition and 3 returned in favor and King William Neighborhood Association is in favor.

Jim Bailey, applicant, stated he is requesting this change in zoning to move a home on the subject property. He stated they have met with Commissioner Ornelas, King William Neighborhood representative and architectural committee who have all expressed support.

The following citizens appeared to speak:

Cherise Bell, King William Association, spoke in favor.

Jim Johnson, spoke in favor.

Roselyn Cogburn, spoke in favor.

Mary Nethery, spoke in favor.

Miguel Deoliver, spoke in opposition.

Christina Garcia, spoke in opposition.

Margarita Garcia, 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 Ornelas and seconded by Commissioner Martinez to recommend approval.

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

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2015014 (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "MF-40 IDZ AHOD" Multi Family Infill Development Zone Airport Hazard Overlay District on Lot 1, Block 3, NCB 1726; 201 E. Courtland Place. Staff recommends approval, pending the approval of the plan amendment.

Commissioner Ornelas left at 2:12 pm.

Staff mailed 30 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Neighborhood Association is in opposition. Staff mailed 14 notices to the Planning Team.

Rafael Marfil, applicant, stated he would like to request a continuance to meet with the neighborhood association and present his revised architectural design.

The following citizens appeared to speak:

Ben Fairbanks, Tobin Hill Community Association Task Force, support the request for a continuance.

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

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

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2015015 (Council District 8):** A request for a change in zoning from "MF-25 PUD MSAO-1 MLOD" Multi Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1 MSAO-1 MLOD" 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.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Dominion Homeowner's Association.

Patrick Christensen, representative, stated they are proposing office use on the subject property. He stated he would like to request a two week continuance as he is still working 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 McFarland to recommend a continuance until December 2, 2014.

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

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2014215 (Council District 7):** A request for a change in zoning from "RE AHOD" Residential Estate Airport Hazard Overlay District to "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District on 1.645 acres out of Tract 7, Block K, NCB 14663; 6850 Oxford Trace. Staff recommends approval, pending plan amendment.

Staff mailed 24 notices to the surrounding property owners, 20 returned in opposition and 0 returned in favor and Alamo Farmsteads Babcock Road Neighborhood Association is in opposition. Staff mailed 18 notices to the Planning Team.

James Griffin, representative, stated the purpose of this zoning request is to allow for the single family development on the subject property. He stated he has been working with the surrounding property owners and Alamo Farmsteads Neighborhood and have agreed on amending one lot to "R-20" Residential Single Family District and the rest to "RE" Residential Estate District.

The following citizens appeared to speak:

Phillip Manna, 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 Villarreal and seconded by Commissioner McFarland to recommend approval as amended by applicant.

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

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2014238 CD (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots 46 & 47, Block 21, NCB 8877; 112 North San Ignacio Avenue.

Staff mailed 29 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 35 notices to the Planning Team.

Damaso Garza, applicant, stated he is requesting this change in zoning to allow for the property to be utilized as an auto and light truck repair facility. He stated he has met with the surrounding property owners who have expressed support of the proposed request. He further stated he is in agreement with staff conditions.

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 Heard to recommend approval as amended of "C-1 CD" with the following conditions:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the eastside property line and a 7 ½ inch Type B landscape buffer along the north property line.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.

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

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2014269 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential-Mixed Airport Hazard Overlay District on Lot 17 and Lot 18, Block 12, NCB 2640; 714 Green Street. Staff recommends denial.

Staff mailed 23 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Palm Heights Neighborhood Association. Staff mailed 26 notices to the Planning Team.

Salma Barrientos, applicant, she is requesting this change in zoning to continue the construction of a residential dwelling on the subject property. She stated she has met with Commissioner Briones as well as the surrounding property owners who have expressed support.

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 Martinez to recommend approval.

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

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2015013 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 1 and Lot 2, Block 6, NCB 9628; 334 Sylvia Avenue. Staff recommends denial.

Staff mailed 40 notices to the surrounding property owners, 1 returned in opposition and 2 returned in favor.

Dolores Cortinas, applicant, stated they are requesting this change in zoning to allow for a separate meter for the existing garage apartment.

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 Martinez to recommend approval.

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

THE MOTION CARRIED

17. **ZONING CASE NUMBER Z2015017 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family residential uses no more than 14 units per acre on Lot E, Block 1, NCB 1714; 222 East Russell Place. Staff recommends approval, pending plan amendment.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Community Association is in opposition.

Carlos Ayala, applicant, stated the purpose of this zoning change is to allow for two residential units on the subject property. He further stated he has met with Mr. Fairbanks to present his proposed development and address any concerns.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Association Task Force, stated they are in opposition of the proposed rezoning request. He stated he has met with Mr. Ayala however they are concerned this proposal would negatively impact the residential character of 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 Briones and seconded by Commissioner Heard to recommend a continuance until December 16, 2014.

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

THE MOTION CARRIED

18. **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.

Andrew Guerrero, representative, stated they are requesting this change in zoning to allow for a grocery, pharmacy store with a fuel station on the subject property. He stated he mailed out 12 notices to the surrounding the property owners explaining the proposed development and only received 4 calls needing clarification.

The following citizens appeared to speak:

John Fainter, applicant, stated they are proposing a grocery store with fuel station on the 5.5 acres. The development would occur on 4 acres with the remaining 1.5 acres to serve as a buffer to the adjacent property owners. The proposed facility would be approximately 41, 000 square feet that would consist of the grocery, deli, butcher shop, fresh produce and pharmacy.

George Garcia, spoke in opposition.

Gloria Garcia, spoke in opposition.

Monica Flores, (Spanish speaking), spoke in opposition.

Adrianna Saucedo, (Spanish speaking), spoke in opposition.

Albert Moreno, spoke in opposition.

Tammy Johnson, spoke in opposition.

Libby Cortez, 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 Alvarado and seconded by Commissioner Shaw to recommend a continuance until December 2, 2014.

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

THE MOTION CARRIED

19. **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.

Applicant/Representative not present.

The following citizens appeared to speak:

Bertha Moore, spoke in opposition of the proposed bar/tavern.

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 a continuance until December 2, 2014.

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

THE MOTION CARRIED

20. **ZONING CASE NUMBER Z2015023 S (Council District 8):** A request for a change in zoning from "RM-6 MSAO-1 MLOD" Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-20 S MSAO-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.459 acres out of Lot 3, Block 10, NCB 18333; 18104 Babcock Road. Staff recommends approval.

Staff mailed 5 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Friends of Friedrich Wilderness Park would no response as they needed more time to evaluate the proposed rezoning and Crownridge of Texas Owners Association is in favor. Staff mailed 39 notices to the Planning Team.

Vince Huebinger, applicant, stated the purpose of this zoning request is to allow for a wireless communication tower on the subject property. He stated he is in agreement with conditions.

The following citizens appeared to speak:

Virgil Flathouse, 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 Heard to recommend approval.

1. Driveway should not be covered with asphalt and should have runners on both sides as approved by Building and Fire.
2. Allow the applicant flexibility on the site plan to protect and preserve existing trees.

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

THE MOTION CARRIED

21. There being no further business, the meeting was adjourned at 4:22 pm.

APPROVED:

Santos Villarreal, Vice Chair

ATTEST:

John P. Jacks, Executive Secretary