

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
October 21, 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, McGee, McFarland,  
Heard**

**ABSENT: Martinez, Romero**

3. Consideration of October 7, 2014 Zoning Commission Minutes.

**All voted in affirmative.**

**COMBINED HEARING:**

**Commissioner Martinez arrived at 1:16 pm**

4. **ZONING CASE NUMBER Z2014212 (Council District 4):** A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 37A, NCB 15259 on a portion of the 6000 Block of Medina Base Road. 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 no response from People Active in Community Efforts.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with conditions.

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

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2014259 S (Council District 2):** A request for a change in zoning from “I-2 S” Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal to “I-2 S” Heavy Industrial District with a Specific Use for Bulk Plant or

Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal on Lot 25, NCB 12867; 498 Pop Gunn Drive. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from People Active in Community Efforts.

#### **COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with conditions.

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

**NAY: None**

#### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2014245 CD (Council District 2):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-3 CD” General Commercial District with a Conditional Use for Warehousing on 1.0116 acres out of Lot 12 and portions of Lot 13, NCB 10613; 4531 and 4539 Emil. Staff recommends approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in opposition and 5 returned in favor.

#### **COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with conditions.

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

**NAY: None**

#### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014183 CD (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “MF-40 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District (on 4.929 acres) and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair (on 0.9 of an acre) on 5.829 acres out of NCB 11166 on a portion of the 9900 Block of Roosevelt Avenue. Staff recommends approval.

Staff mailed 51 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Villa Coronado Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with conditions.

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

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2014252 (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-1 AHOD” Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-4 MC-1 AHOD” Residential Single-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District on 25.71 acres out of Lot 7, NCB 11156 on a portion of the 5000 Block of Roosevelt Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 26 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Villa Coronado Neighborhood Association is in support.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with conditions.

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

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2014267 (Council District 3):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District (2.289 acres), “UD AHOD” Urban Development Airport Hazard Overlay District (38.17 acres) and “RP AHOD” Resource Protection Airport Hazard Overlay District (94.691 acres) to “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District on Lots P-2, P-3 and P-100, NCB 11150 and CB 4283; 14903 Southwest Loop 410 (aka 720 West Loop 410). Staff recommends approval, pending plan amendment.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with conditions.

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

**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE NUMBER Z2014271 S (Council District 3):** A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use Authorization for Machinery, Tools and Construction Equipment Sales and Service on Parcel 77, ABS 2 (6.3299 acres), CB 4010; Parcel 2, ABS 1044 (1.274 acres), CB 4135; Parcel 7F (.6608 acres) and Parcel 7J, ABS 129 (.448 acres), CB 4136; 20350 South IH 37. Staff recommends approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Villarreal to recommend approval with conditions.

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

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

11. **ZONING CASE NUMBER Z2014213 (Council District 4):** A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District (on 1.956 acres) and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres) on 5.683 acres out of Parcel 37, NCB 15261 on a portion of the 7200 Block of Five Palms Drive. Staff recommends approval, pending plan amendment.

Staff mailed 43 notices to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from People Active in Community Efforts. Staff mailed 29 notices to the Planning Team.

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 Villarreal to recommend a continuance until December 16, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

**12. 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-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 46 & 47, Block 21, NCB 8877; 112 North San Ignacio Avenue. Staff recommends denial.

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 would like to amend his request to “C-1 CD” to allow for auto and light truck repair on the subject property. He stated he has worked with surrounding neighbors and has addressed their concerns. 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 Martinez to recommend a continuance until November 18, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

13. **ZONING CASE NUMBER Z2014246 (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on 0.1607 of an acre out of Lots 409 & 410, NCB 11432; 208 Roanoke Avenue. Staff recommends approval of amended request to “R-3 AHOD” Residential Single Family Airport Hazard Overlay District.

Staff mailed 32 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Jerry Arredondo, representative, stated he would like to amend his request to “R-3” for single family development on the subject property. He stated he has met with the surrounding property owners and has addressed their concerns.

**The following citizens appeared to speak:**

Linda Mae Ramos, spoke in opposition of duplex development on the subject property.

Rosalinda Garcia, spoke in opposition of duplex development.

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 Heard to recommend a continuance until November 4, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

14. **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. Staff mailed 18 notices to the Planning Team.

James Griffin, representative, stated he would like to request a continuance as the plan amendment will be considered by Planning Commission on October 22, 2014.

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 a continuance until November 4, 2014.

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

**NAY: None**

### **THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2014253 (Council District 4):** A request for a change in zoning from “MF-25 AHOD” Multi-Family Airport Hazard Overlay District and “MF-25 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District-2 to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “MF-33 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District-2 on Lot 29, Block 31, NCB 19300; 8823 Dugas Road. Staff recommends approval, pending plan amendment.

Staff mailed 58 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 35 notices to the Planning Team.

Jerry Arredondo, representative, stated he is requesting this change in zoning to allow for apartment development on the subject property. He further stated he would like to amend the portion that is affected by the 6 units to “MF-33”. He stated he would submit metes and bounds to staff indentifying this portion.

### **The following citizens appeared to speak:**

William Beckwith, 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 Villarreal to recommend a continuance until November 4, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2014260 (Council District 2):** A request for a change in zoning from “I-2 EP-1” Heavy Industrial Facility Parking/Traffic Control District to “C-2 EP-1” Commercial Facility Parking/Traffic Control District on 2.412 acres out of NCB 1195 and NCB 1196; 1819, 1812 North Walters Street; 2615, 2619 & 2623 Dignowity; 710, 806 and 820 Seguin Street. Staff recommends approval.

Staff mailed 49 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Government Hill Alliance Neighborhood Association is in favor. Staff mailed 10 notices to the Planning Team.

Andrew Guerrero, representative, stated he is requesting this change in zoning to allow for a fast food facility be developed on the subject property.

**The following citizens appeared to speak:**

John Alcoces, expressed traffic concerns.

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

**NAY: None**

**THE MOTION CARRIED**

**17. ZONING CASE NUMBER Z2014262 (Council District 8):** A request for a change in zoning from “MPCD MLOD-1” Master Planned Community Camp Bullis Military Lighting Overlay District and “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting Overlay District to “MF-33 MLOD-1” Multi-Family Camp Bullis Military Lighting Overlay District on 10.00 acres out of NCB 15825 on the southwest side of Vance Jackson between Presidio Parkway and UTSA Parkway. Staff recommends approval, pending plan amendment.

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 39 notices to the Planning Team.

James Griffin, representative, stated he would like to request a continuance as they are still addressing some issues with the Council office.

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 Villarreal to recommend a continuance until November 4, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

18. **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, owner, stated they are requesting this change in zoning to allow for the development of a residential structure on the subject property. She stated no building permits were pulled as they were unaware of building process.

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 a continuance until November 18, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

19. There being no further business, the meeting was adjourned at 3:40 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary