

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 7, 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: Salazar, Alvarado, Villarreal, Shaw, Romero, McGee, McFarland,
Heard**

ABSENT: Ornelas, Briones, Martinez

3. Consideration of September 16, 2014 Zoning Commission Minutes.

Approval with corrections.

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2014250 (Council District 8):** A request for a change in zoning from “C-2 PUD MLOD-1” Commercial Planned Unit Development Military Lighting Overlay District, “C-2 PUD GC-1 MLOD-1” Commercial Planned Unit Development Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 PUD UC-1 GC-1 MLOD-1” Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District to “C-2 MLOD-1” Commercial Military Lighting Overlay District, “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 UC-1 GC-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District on 10.187 acres out of NCB 34732 & NCB 34752 and 4.008 acres out of Lot 901, Block 110, NCB 16386 on portions of the 22200 through 24400 Blocks of IH 10 West. Staff recommends approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014214 (Council District 2): A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 6, Block 13, NCB 1695; 2222 Interstate Highway 35 North. Staff recommends approval, pending plan amendment.

Staff mailed 17 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Government Hill Alliance is in support.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014240 (Council District 3): A request for a change in zoning from “I-1” General Industrial District to “I-2” Heavy Industrial District on 48.708 acres out of County Block 4136 on a portion of the 19500 Block of Interstate Highway 37 South (also known as State Highway 81). Staff recommends approval.

Staff mailed 4 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014242 (Council District 3): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lots 18 thru 24, Block 2, NCB 3843 on a portion of the 2300 Block of Nopal Street (also Known as 2335 Nopal Street). Staff recommends approval, pending plan amendment.

Staff mailed 26 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no objection from Highland Park Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014255 CD (Council District 5): A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-1 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair on North 67.2 feet of Lot 15 Cardona Subdivision, Block D, NCB 3797; 1813 and 1815 South Brazos Street. Staff recommends approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Collins Garden Neighborhood Association is in support.

COMMISSION ACTION

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

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

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014256 (Council District 5): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 1 and Lot 25, Block C, NCB 2533 save and except that portion conveyed to the City of San Antonio in Volume 3535, Page 58, Deed and Plat records of Bexar County, Texas; 1802 South Zarzamora Street. Staff recommends approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Collins Garden Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2014261 (Council District 3): A request for a change in zoning from Newly Annexed Territory to “I-2” Heavy Industrial District on Lot 4 (IVY SUBD), Block 1, CB 4167A; 3890 South Loop 1604 East. Staff recommends approval, pending plan amendment.

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 Shaw and seconded by Commissioner McFarland to recommend approval.

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

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2014264 (Council District 3): A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 4, Block 3, NCB 8934. 1713 South West Military Drive. Staff recommends approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2014266 (Council District 3): A request for a change in zoning from Newly Annexed Territory to “L” Light Industrial District on 3.607 acres out of Lot 1, Block 3, CB 4006K and 5.583 acres out of CB 4006-7 P-136 ABS 3; 3610 Valley Road. Staff recommends approval, pending plan amendment.

Staff mailed 5 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

13. **ZONING CASE NUMBER Z2014120 ERZD (Council District 8):** A request for a change in zoning from “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District to “MF-18 ERZD” Multi-Family Edwards Recharge Zone District on Lot P-8 B, NCB 14615; 8130 West Hausman Road. Staff recommends approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

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

Jerry Arredondo, applicant, stated the purpose of this request is to allow for multi-family development on the subject property. He stated he has met with SAWS representatives and are in agreement to comply with all of SAWS recommendations.

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 approval with all SAWS recommendations.

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

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2014218 (Council District 8): A request for a change in zoning from “C-1 GC-1 MSAO-1 MLOD-1” Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 2.432 acres out of NCB 35733; 21650 Milsa Drive. Staff recommends approval.

Commissioner Briones arrived at 1:26 pm

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Friends of Friedrich Wilderness Park. Staff mailed 14 notices to the planning team.

Rob Killen, representative, stated the purpose of this rezoning request is to allow for a restaurant on the subject property. He stated he has met with representatives from Friends of Friedrich Wilderness Park and are in agreement with deed restrictions.

The following citizens appeared to speak:

Barry Middleman, architect, stated he is proposing to operate a restaurant on the subject property. The property is surrounded by trees which is the purpose of this rezoning request to help preserve all the heritage trees. He stated there will absolutely be no heritage tree removed.

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 approval.

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

THE MOTION CARRIED

15. 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 is proposing to development an auto and light truck repair facility on the subject property. He further stated his hours of operation from Monday thru Saturday from 11:00 am until 6:30 pm. He stated he is in agreement to a continuance to amend his site plan and meet with District 5 Zoning Commissioner Briones.

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 October 21, 2014.

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

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2014254 S (Council District 7): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use for Health and Human Service Campus on 23.521 acres out of Lots 6, 7 and portions of Lots 5, 10, 11 and 12, Block F, NCB 14658; 6487 Whitby Road. Staff recommends approval.

Staff mailed 32 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Alamo Farmsteads Babcock Road Neighborhood Association. Staff mailed 18 notices to the planning team.

Tony Saucedo, representative, stated the purpose of this zoning change is to bring existing Methodist Mission Home that has been in operation since 1960 into compliance. He has met with representatives from Alamo Farmstead who did not express opposition in the proposed rezoning.

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.

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

THE MOTION CARRIED

17. ZONING CASE NUMBER Z2014257 (Council District 1): A request for a change in zoning from “H R-4 AHOD” Residential Single Family Monte Vista Historic Airport Hazard Overlay District to “H C-1” Light Commercial Monte Vista Historic Airport Hazard Overlay District on The west 48 feet of Lot 7, NCB 1885; 111 West Ashby Place. Staff recommends approval.

Staff mailed 18 notices to the surrounding property owners, 3 returned in opposition and 4 returned in favor and Monte Vista Historical Association is in opposition and no response from Tobin Hill Community Association.

Jose Garcia, owner, stated he is requesting this change in zoning to allow for a law office on the subject property. He stated he has operated his law office at this location since 1989 and would like to continue this use. He further stated the surrounding uses are commercial use and does not feel the proposed request would have a negatively impact on the community.

The following citizens appeared to speak:

Henry Rodriguez, spoke in favor.

Tom Stolhandske, spoke in favor.

Cee Parker, spoke in opposition.

Barbara Powell, spoke in favor.

Paul Kinnison, 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 Briones to recommend approval.

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee

NAY: Alvarado, McFarland, Heard

THE MOTION CARRIED

18. 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 Plan or Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plan or Terminal to “I-2 S” Heavy Industrial District with a Specific Use for Bulk Plan or Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific

Use for Bulk Plan 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 neither Huntleigh Park Resident Association nor Eastgate Neighborhood Association. Staff mailed 23 notices to the Planning Team.

James McKnight, representative, stated he would like to request a continuance until October 21, 2014 to meet with the neighborhood 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 Shaw and seconded by Commissioner Villarreal to recommend a continuance until October 21, 2014.

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

THE MOTION CARRIED

19. ZONING CASE NUMBER Z2014263 (Council District 8): A request for a change in zoning from “R-20 MSAO-1 MLOD” Residential Single-Family 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 the east 183.2 feet out of Lot 26 & 27, NCB 35733; 7177 Oak Drive. Staff recommends approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Friends of Friedrich Wilderness Park. Staff mailed 39 notices to the planning team.

Olga Gallego, applicant, stated she is requesting this change in zoning to operate a real estate office 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 Romero and seconded by Commissioner Shaw to recommend approval.

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

THE MOTION CARRIED

20. ZONING CASE NUMBER Z2014265 CD (Council District 1): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single Family Airport Hazard Overlay District with a Conditional Use for Three-Family Dwellings on Lot 13, NCB 3599; 637 West Elmira Street. Staff recommends denial.

Staff mailed 23 notices to the surrounding property owners, 1 returned in opposition and 2 returned in favor and Five Points Owners Association is in opposition. Staff mailed 23 notices to the Planning Team. Staff received 2 emails expressing their opposition.

Fred Flores, applicant, stated he is proposing multi-family development however would there are some concerns with parking and would like a 4 week continuance to address these issues.

The following citizens appeared to speak:

Anya Davis, spoke in opposition.

Sergio Perez, spoke in opposition

Majid Howiatdost engineer, stated he would be working with the applicant to address the parking 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

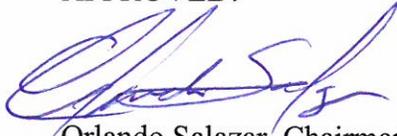
A motion was made by Commissioner McFarland and seconded by Commissioner Villarreal to recommend a continuance until November 4, 2014.

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

THE MOTION CARRIED

21. There being no further business, the meeting was adjourned at 3:12 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary