

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
September 3, 2013**

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

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**ABSENT: C. Martinez**

3. Approval of August 6 and August 20, 2013 Zoning Commission Minutes

**All voted in affirmative.**

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2013169 (Council District 5):** A request for a change in zoning from “MR AHOD” Military Reservation Airport Hazard Overlay District, “MI-2 S AHOD” Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 15.732 acres out of Lot 2, Block 2, NCB 11304 on a portion of 800 Quintana Road. Staff recommends approval.

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

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2013176 (Council District 2):** A request for a change in zoning from “RM-4 EP-1 AHOD” Residential Mixed Facility Parking/Traffic Control Airport Hazard Overlay District to “NC IDZ EP-1 AHOD” Neighborhood Commercial Infill

Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District on the South 80 feet of Lot 15, Block 4, NCB 1524; 630 South Walters Street. Staff recommends approval.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2013177 (Council District 5):** A request for a change in zoning from “H C-3NA RIO-4 AHOD” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District, “H MH RIO-4 AHOD” Manufactured Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District and “H MH RIO-4 MC-1 AHOD” Manufactured Housing Mission Historic River Improvement Overlay-4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to “H IDZ RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with Attached and Detached Single-Family Residential uses not to exceed 24 units per acre and “H IDZ RIO-4 MC-1 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with Attached and Detached Single-Family Residential uses not to exceed 24 units per acre on 1.28 acres out of NCB A-20 (also known as NCB 20); 515 & 519 Roosevelt Avenue. Staff recommends approval.

Staff stated there were 36 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Roosevelt Park Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2013178 (Council District 7):** A request for a change in zoning from "I-1" General Industrial District to "C-2" Commercial District on 0.8875 of an acre out of Parcel 1H, NCB 15663 on a portion of the 9900 block of Braun Road. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2013179 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 2.554 acres out of Lots B & D, Block 3, NCB 6777 on a portion of the 2500 Block of Southwest 21st Street. Staff recommends approval, pending plan amendment.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2013181 (Council District 6):** 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 31, NCB 10179 on a portion of the 6100 Block of West Commerce Street. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2013182 (Council District 4):** A request for a change in zoning from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 9, Block 1, NCB 17364; 8518 New Laredo Highway. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2013183 (Council District 8):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.965 of an acre out of Lot 25, NCB 12830, 8214 Wurzbach Road. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2013184 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on 3.491 acre out of Lot 3, Block 2, NCB 19142 on a portion of the 10000 block of Bandera Road. Staff recommends approval, pending plan amendment.

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

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2013185 (Council District 2):** A request for a change in zoning from "I-1" General Industrial District, "C-3NA" General Commercial Nonalcoholic Sales District and "NP-10" Neighborhood Preservation District to "L" Light Industrial District on Parcel 7B, NCB 12886 and Lot 2, Block 1, NCB 17295; 1620 Southeast Loop 410 and a portion of the 5300 and 5400 Blocks of Tex-Con Road. Staff recommends approval, pending plan amendment.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

14. **ZONING CASE NUMBER Z2013186 CD (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 south 204 feet of north 334 feet of Lot 22, NCB 7902) and “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot (on 0.355 acres out of 19A, NCB 7903) on the south 204 feet of north 334 feet of Lot 22, NCB 7902 and 0.355 of an acre out of Lot 19A, NCB 7903; 637 and 642 Chalmers Avenue. Staff recommends approval, with conditions, pending plan amendment.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

15. **ZONING CASE NUMBER Z2013187 (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 6.021 acres out of NCB 11186 on a portion of the 8800 - 8900 Block of Poteet Jourdanton Freeway. Staff recommends approval.

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

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

16. **ZONING CASE NUMBER Z2013174 (Council District 3):** A request for a change in zoning from “C-3” General Commercial District, “C-1” Light Commercial District, and “R-5” Residential Single-Family District to “C-2” Commercial District on Lots 20 & 21, Block 1, NCB

12466 and Lot A, NCB 10838; 3223 South WW White Road and 4363 and 4343 Chandler Road.  
Staff recommends approval.

Staff stated there were 70 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

#### **COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

#### **THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION:**

**17. ZONING CASE NUMBER Z2013148 S (Council District 1):** 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 Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021 on Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021; 1310, 1318, 1322, 1326 and 1334 West Ashby Place. Staff recommends approval, pending plan amendment.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Beacon Hill 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 Ornelas and seconded by Commissioner Villarreal to recommend a continuance until September 17, 2013.

**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

#### **THE MOTION CARRIED**

18. **ZONING CASE NUMBER Z2013180 S (Council District 2):** A request for a change in zoning from “I-1” General Industrial District, “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-2” Heavy Industrial District and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “I-2 S” Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867; 4818 Interstate Highway 10 East. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and no responses from Cherry Hills, I-10 and Houston Street Corridor Neighborhood Associations. Staff mailed 24 notices to the Planning Team.

Greg Thurmon, President of Nardis Investments Company, stated the purpose of this rezoning request is to allow for ammunition manufacturing. He stated they have met with the Councilwoman’s office as well as the surrounding property owners to present their proposal and address any concerns they may have had.

**The following citizens appeared to speak:**

Jim McNamara, spoke in opposition, however would support a continuance to further discuss this proposal.

Allan Boldt, spoke in opposition, however would support 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 D. Martinez and seconded by Commissioner Ornelas to recommend a continuance until October 1, 2013

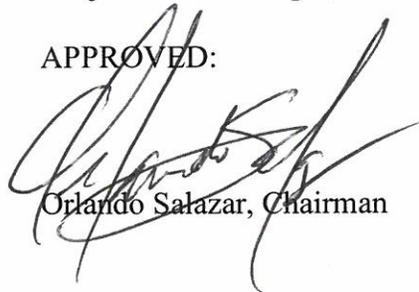
**AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

19. There being no further business, the meeting was adjourned at 2:02 pm.

APPROVED:

A handwritten signature in black ink, appearing to read "Orlando Salazar", written over the printed name below.

Orlando Salazar, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "J.P. Jacks", written over the printed name below.

John P. Jacks, Executive Secretary