

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
February 4, 2014**

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, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**ABSENT: None**

3. Approval of the January 21, 2014 Zoning Commission Minutes.

**All voted in affirmative.**

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2014045 S (Council District 3):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 24, NCB 10946, save and except that portion conveyed to the State of Texas in Volume 3807, Page 108, Real Property Records, Bexar County, Texas on a portion of 2355 Goliad Road. Staff recommends approval.

Staff stated there were 6 notices mailed out to the subject property owners, 0 returned in opposition and 0 returned in favor and no response from Highland Hills Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2014057 (Council District 8):** A request for a change in zoning from “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “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 and “C-2 MSAO-1 MLOD-1” Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-25 UC-1 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-25 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-25 MSAO-1 MLOD-1” Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 20.552 acres out of Lot 2, Block 3, NCB 18333 on a portion of the 6800 Block of Heuermann Road. Staff recommends approval, pending plan amendment.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Friends of Friedrich Wilderness Park.

#### **COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

#### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2014066 CD (Council District 4):** A request for a change in zoning from “I-1” General Industrial District to “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 6, Block 4, NCB 8782; 1275 New Laredo Highway. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Quintana Community Neighborhood Association is in favor.

#### **COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014067 (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District to “RM-5” Residential Mixed District on Parcel 9A and Parcel 10, NCB 10846; 4714 East Southcross Boulevard. Staff recommends approval.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from neither Pecan Valley nor Lower Southeast Side Neighborhood Associations.

**COMMISSION ACTION**

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

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**Commissioner Martinez arrived at 1:17 pm.**

**8. ZONING CASE NUMBER Z2013198 (Council District 8):** A request for a change in zoning from “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, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034 on portions of

the 21500 and 21600 Blocks of Milsa Drive. Staff recommends approval, pending plan amendment.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Friends of Friedrich Wilderness Park are in opposition. Staff mailed 41 notices to the Planning Team.

James Griffin, representative, stated the purpose of this zoning request is to allow for multi-family development on the subject property. He stated they have been working closely with the surrounding property owners and neighborhood association.

**The following citizens appeared to speak:**

Kelly Lyons, spoke in opposition.

Sandra Garant, spoke in opposition.

Georgina Schwartz, spoke in opposition.

James Startzell, spoke in opposition.

Robert Rico, spoke in opposition.

Jeff Ward, spoke in opposition.

Dr. Meredith McGuire, spoke in opposition.

Luis Garcia, spoke in opposition.

John Horton, 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 Martinez to recommend a continuance until February 18, 2014.

**AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2014052 CD (Council District 5):** A request for a change in zoning from “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage-Short Term related to Auto and Light Truck Repair to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 11, 12 and 13, Block 21, NCB 2630; 920 Big Foot. Staff recommends denial.

Staff stated there were 40 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and Palm Heights Neighborhood Association is in favor.

Joann Kelly, representative, stated they are requesting this change in zoning to allow for light truck auto repair.

**The following citizens appeared to speak:**

Juan Aragon, owner, stated he is requesting this change to allow for his existing auto repair facility.

Robert Escobedo, President, Collins Garden Neighborhood Association, spoke in favor.

Karen Speer, member of Collins Garden Neighborhood Association, spoke in favor.

Allen Townsend, Nogalitos Zarzamora Coalition, spoke in favor.

Henry Rodriguez, spoke in favor.

Roger Morin, spoke in favor.

Alejo Ramos, spoke in opposition.

Raul Cano, spoke in favor.

Manuel Deleon, spoke in opposition.

Commissioner Briones arrived at 2:12 pm.

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 April 1, 2014.

**AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2014063 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on Lots 4 and 5, Block 1, NCB 14947; 5623 Randolph Boulevard. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and no response from Royal Ridge Neighborhood Association.

Nancy Pena, owner, stated she is proposing to operate a insurance office on the subject property.

**The following citizens appeared to speak:**

Robert Mays, President Royal Ridge Neighborhood Association, spoke in favor.

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 Martinez to recommend approval.

**AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2014070 (Council District 5):** 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 Lots 2, 3, 4 and 5, NCB 3839; 1119 and 1123 Nogalitos Street. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Collins Garden Neighborhood Association. Staff mailed 15 notices to the Planning Team.

Ashley Farrimond, representative, stated the purpose of requesting this change in zoning is to allow for the existing commercial uses.

**The following citizens appeared to speak:**

Jeanette Casanova, stated she would like more information on how this area is zoned industrial use when the surrounding properties are commercial businesses.

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: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2014071 S (Council District 1):** A request for a change in zoning from “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub to “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lots 3A, 4A and 5A, NCB 11690; 4500, 4502, 4506, 4508 and 4510 West Avenue.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no responses from neither North Central Association nor Dellview Area Neighborhood Association. Staff mailed 27 notices to the Planning Team.

Russell Felan, representative, stated this request is a down zoning for a banquet facility on the subject property.

**The following citizens appeared to speak:**

Lisa Talley, spoke in favor.

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 McFarland to recommend approval.

**AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2014072 (Council District 8):** A request for a change in zoning from “RM-4 CD” Residential Mixed District with a Conditional Use for Professional Offices and “C-2” Commercial District to “R-4” Residential Single-Family District on Lots 5, 6, 7, 8, 9, 10, 11 and the remaining portion of Lot 12, Block 5, NCB 14705 on portions of the 10000 through 10500 Blocks of Southwell Road. Staff recommends approval, pending plan amendment.

Staff stated there were 30 notices mailed out to the surrounding property owners, 13 returned in opposition 9 out and 1 received in outside the 200 foot radius in opposition and no response from Oakland Estates Neighborhood Association. Staff mailed 12 notices to the Planning Team.

Ken Brown, representative, stated he would like the citizens to speak prior to his presentation.

**The following citizens appeared to speak:**

Ross Laughead, Attorney for Oakland Estates Neighborhood Association, spoke in favor of the proposed development are also in support of the 8 foot fence that is to be erected along Southwell Road.

David Earl, representing the Winter Family, stated after numerous meeting with Mr. Brown they are in agreement with the proposed development with covenant agreement.

Ken Brown, representative, stated the purpose of this request is to develop single family homes on the subject property. He further stated they have been working closely with the surrounding property owners and as stated they have entered a covenant agreement to include the 8 foot privacy fence along the south property line of the subject property adjoining the Winter’s tract.

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 Villarreal to recommend approval of “R-4”.

Commissioner Martinez asked for a friendly amendment to the motion to include the 8 foot privacy fence as requested by the surrounding property owners

Commissioner Romero accepted the amendment.

The motion is to approval of "R-4" with the authorization for a fence up to 8 feet in height along Southwell Road.

**AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2014074 (Council District 10):** A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.862 acres out of Lot 1, NCB 14088; 9315 Broadway. Staff recommends approval.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

Keooura Sanavong, representative, stated they are requesting this change in zoning to allow for a vocational school on the subject property. He further stated he would like to amend their original request to "C-3NA AHOD".

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 for denial.

**MOTION FAILED DUE TO LACK OF SECOND**

**COMMISSION ACTION**

A motion was made by Commissioner Villarreal and seconded by Commissioner Romero to recommend a continuance until March 18, 2014.

**AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

15. Discussion of start time for Zoning Commission Public Hearings.

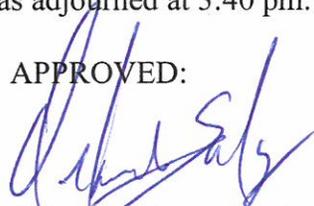
Chairman Salazar discussed the proposed start time for Zoning Commission from 1:00 pm to 3:30 pm.

16. Director's Report – Current status of large area wide rezoning; Commission roles and responsibilities; Administration items.

Catherine Hernandez, Planning Manager, presented items.

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

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary