

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 1, 2014**

1. The Zoning Commission of the City of San Antonio met in the 2nd Floor, Training Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

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

ABSENT: None

3. Consideration of June 17, 2014 Zoning Commission Minutes.

All voted in affirmative.

The following cases will not be considered: Zoning Case Z2014167 has been withdrawn as per the applicant's request; and Zoning Case Z2014146 has been postponed.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2014177 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on the west 50 feet of Lot 82, NCB 9483; 483 West Harding Boulevard. Staff recommends approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Harlandale Park Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014179 (Council District 1): A request for a change in zoning from “MF-33 NCD-2 AHOD” Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-5” Residential Mixed District on Lots 1, 2, 9, and 10, Block 10, NCB 1890 save and except those portions of Lots 1, 9, and 10 conveyed to the City of San Antonio in Volume 1956, Page 74 of the Bexar County Deed Records; 615 West Ashby Place and 626 West French Place. Staff recommends approval, pending plan amendment.

Staff mailed 22 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Alta Vista Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014181 Council District 8): A request for a change in zoning from “MF-25 PUD MSAO-1 MLOD-1” Low Density Multi-Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “O-1 PUD MSAO-1 MLOD-1” Office Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 1.7851 acres out of NCB 34034 on a portion of the 100 Block of Palmilla Court. Staff recommends approval.

Staff mailed 64 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and The Dominion Homeowners Association is in favor.

COMMISSION ACTION

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

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014184 (Council District 10): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 21, NCB 14941 on a portion of the 5300 Block of Leonhardt Road and the 4000 Block of Rail Drive. Staff recommends approval, pending plan amendment.

Staff mailed 16 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from El Dorado Homes Association.

Andrew Guerrero, representative, stated in meeting with the neighborhood association they have agreed to provide a 75 foot buffer therefore he would like to amend his request as follows: to remove the north 75 feet of the overall tract from the zoning request. He further stated field notes will be submitted prior to City Council meeting.

COMMISSION ACTION

Commissioner McFarland stated he is in agreement with the applicant’s amendment.

A motion was made by Commissioner Villarreal and seconded by Commissioner Shaw to recommend approval as amended by applicant.

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014187 (Council District 5): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 40, 41, 42 and 43, Block 13, NCB 8252; 4633 West Commerce Street. Staff recommends approval.

Staff mailed 21 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014188 (Council District 8): A request for a change in zoning from “R-4 AHOD MLOD-1” Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, “MF-50 AHOD MLOD-1” Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District and “C-3 AHOD MLOD-1” General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “MF-33 AHOD MLOD-1” Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 16.25 acres out of NCB 15825 on a portion of the 14900 to 15200 Block of Vance Jackson. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

COMMISSION ACTION

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

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

10. ZONING CASE NUMBER Z2013110 (Council District 1): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-6 UC-3 AHOD” Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “O-1” Office District and Multi-Family Residences not to exceed 27 units an acre and “IDZ UC-3 AHOD” Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre on Lot 6, Block 5, NCB 6484; 1402 West Huisache Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 24 notices to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from neither Jefferson nor Keystone Neighborhood Associations. Staff mailed 17 notices to the Planning Team.

Elizabeth Ramirez, representative, stated she is still working with her architect to meet the neighborhood association request therefore she would like to request a continuance.

The following citizens appeared to speak:

Delia Gallegos, spoke in opposition of the proposed rezoning request.

Gary Guy Courtney, spoke in opposition of the proposed rezoning request.

Rebecca Flores Perez, spoke in opposition of the proposed rezoning request.

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 a continuance until August 5, 2014.

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2014185 S (Council District 3): 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 1.829 acres out of Lot 28, Block 1, NCB 10934 on a portion of the 7000 Block of South New Braunfels Avenue. Staff recommends approval, with conditions.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hot Wells Neighborhood Association.

Andrew Guerrero, representative, stated the purpose of this zoning request is to allow for an indoor auto paint and body shop on the subject property.

Mike Stults, Cross Development, stated they have designed their project to be an enclosed climate control HVA facility to limit noise pollution and paint fumes. He stated this facility would only have service vehicles that are drivable and by appointment only. There will be no vehicles towed by wreckers which will eliminate the heavy truck traffic issues.

The following citizens appeared to speak:

Maria Luisa Alvarado, spoke in opposition of the proposed rezoning request.

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 Martinez to recommend a continuance until July 15, 2014.

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2014186 S Council District 7): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week on 2.678 acres out of Lot 2, Block 3, NCB 14160; 5337, 5339 and 5345 Glen Ridge and 5455 Evers Road. Staff recommends denial as requested, with an alternate recommendation for approval of "C-2 CD" Commercial District with a Conditional Use for a Nightclub Without Cover Charge 3 or More Days per Week.

Staff mailed 20 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff also received 1 call expressing opposition and a letter from the church northwest to the subject property expression their opposition.

Michael Litofsky, applicant, stated he is requesting this change in zoning to allow for an event facility. He stated he is agreeable to staff alternate recommendation.

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 Shaw to recommend a continuance until August 5, 2014.

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2014189 (Council District 5): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 2, Block 33, NCB 8115 save and except those portions conveyed to the City of San Antonio in Volume 3115, Page 431 and to the State of Texas in Volume 4877, Page 376 of the Deed Records of Bexar County, Texas; 838 Patton Boulevard. Staff recommends denial.

Staff mailed 12 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

Henry Perez, applicant, stated he is requesting this change in zoning to allow for an automotive repair shop on the subject property.

The following citizens appeared to speak:

Guadalupe Garza, spoke in opposition of the proposed rezoning request.

Elida Gonzales, spoke in opposition of the proposed rezoning request.

Maria Gloria, spoke in opposition of the proposed rezoning request.

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 August 5, 2014.

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2014171 CD S (Council Districts 3 & 4): A request for a change in zoning from “UD” Urban Development District, “RD” Rural Development District, “FR” Farm and Ranch District, “RP” Resource Protection District, “C-3NA” General Commercial Nonalcoholic Sales District, “BP” Business Park District, “C-2” Commercial District, “DR” Development Reserve District, “RE” Residential Estate District, “MI-1” Mixed Light Industrial District, “R-20” Residential Single-Family District, and “C-3 CD” General Commercial District with a Conditional Use for Long Term Parking & Storage to “C-2” Commercial District, “C-3 CD” General Commercial District with a Conditional Use for a Truck Stop or Laundry – Tire Repair Permitted, “I-2 S” Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal, “MI-1” Mixed Light Industrial District, “NP-8” Neighborhood Preservation District, “R-6” Residential Single-Family District, “BP” Business

Park District, “C-1” Light Commercial District, “C-2 CD” Commercial District with a Conditional Use for Parking and Transient Vehicle Storage –Related to a Delivery, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “RE” Residential Estate District, “RP” Resource Protection District, “RP S” Resource Protection District with a Specific Use Authorization for a Cemetery, “FR” Farm and Ranch District, “C-2 CD” Commercial District with a Conditional Use for Truck Repair and Maintenance, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage, “L” Light Industrial District, “C-3” General Commercial District, “O-1 S” Office District with a Specific Use Authorization for Athletic Fields-Commercial, “RM-6” Residential Mixed District, “C-2 CD” Commercial District with a Conditional Use for Self Service Storage, “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractors, “C-2 S” Commercial District with a Specific Use Authorization for a Hotel, “C-2 P” Commercial Pedestrian District, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-40” Multi-Family District, “O-1.5” Mid-Rise Office District, “MI-1 S” Mixed Light Industrial District with a Specific Use Authorization for Rifle and Pistol Range-Outdoor Permitted, and “R-3” Residential Single-Family District for approximately 6,000 acres generally located east of IH-35, south of Loop 410, west of IH-37, north of South Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, 17.51 acres out of CB 4007 & 4007A located in the 11100 & 11200 blocks of South U.S. Highway 181, and 2.5 acres out of NCB 11156 located in the in the 12000 block of Southeast Loop 410; all overlay districts remaining unchanged. Staff recommends approval.

Staff mailed 1,421 notices to the surrounding property owners and owners within 200 feet, 777 were to property owners, 4 notices returned in opposition and 3 in favor. Staff mailed notices to Villa Coronado Neighborhood Association and Joint Base San Antonio-Lackland, Southwest ISD, Somerset ISD, Southside ISD, and East Central ISD and received no responses. Staff also mailed 38 notices to the Planning Team.

Jacob Floyd, Senior Planner, presented item and recommends approval.

The following citizens appeared to speak:

Mark Havener, spoke in opposition.

James Griffin, representing several property owners, stated he would like to request part of this item be sent back to Planning Commission for reconsideration of the Plan Amendment and reconsidered by Zoning Commission.

Joe Naizer, spoke in favor.

Tracy Elkins, spoke in favor.

Ernest Chacon, spoke in opposition.

Jonathan Clark, spoke in opposition of the abutting of proposed “MF-33”.

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

1st Motion

A motion was made by Commissioner Boyd and seconded by Commissioner Heard to recommend approval save and except the following properties (as listed in the spreadsheet provided by staff):

<u>Item #</u>	<u>Account Number</u>
843	11150-000-0020
844	11150-000-0101
852	11150-000-0030
641	18087-000-0013
642	18087-000-0011
644	18087-000-0018
649	18087-000-0014
668	18087-000-0330

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

2nd Motion

A motion was made by Commissioner Boyd and seconded by Commissioner Romero to recommend denial of staff's proposal and with an alternate recommendation that the proposal be amended to "MI-1" with a related plan amendment, and then be reconsidered by Planning Commission and Zoning Commission for the following properties:

<u>Item #</u>	<u>Account Number</u>
843	11150-000-0020
844	11150-000-0101
852	11150-000-0030

AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

3rd Motion

A motion was made by Commissioner Boyd and seconded by Commissioner Romero to recommend denial of staff's proposal and with an alternate recommendation that the proposal be amended to "MF-18" and then be reconsidered by Zoning Commission for the following properties:

<u>Item #</u>	<u>Account Number</u>
641	18087-000-0013
642	18087-000-0011
644	18087-000-0018
649	18087-000-0014
668	18087-000-0330

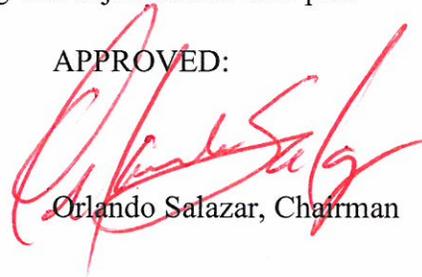
AYES: Salazar, Boyd, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

15. There being no further business, the meeting was adjourned at 4:33 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary