

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
November 4, 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, Martinez, Romero, McGee, McFarland, Heard**

**ABSENT: Briones**

3. Consideration of October 21, 2014 Zoning Commission Minutes.

**All voted in affirmative.**

**COMBINED HEARING:**

4. **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 a portion of the 14000 Block of Vance Jackson.

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2014268 (Council District 1):** A request for a change in zoning from “H HS O-2 AHOD” Historic Significant High-Rise Office Lavaca Historic Airport Hazard Overlay District to “H HS C-2 IDZ AHOD” Historic Significant Commercial Lavaca Historic Infill Development Zone Airport Hazard Overlay District on Lot 4, Block 4, NCB 13815; 604 South Alamo 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 response from Lavaca Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2014270 (Council District 2):** A request for a change in zoning from “MF-33 EP-1 AHOD” Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District to “IDZ EP-1 AHOD” Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District, “MF-33” Multi-Family District and Multi-Family District uses not to exceed 70 Units per acre on 12.60 acres out of Lots 23 through 30, Block 4, NCB 1326; Lots 3 through 25, Block 9, NCB 1327; Lots 1, 2, 8 and 9, All of Block, NCB 1329; Lots 1 through 16, All of Block, NCB 1345; and Lots 1 through 30, All of Block, NCB 1346; 700 Block of Arthur Street; 2000 Block of Burnet Street; 400 and 500 Blocks of Gabriel Street; 1800 and 1900 Blocks of Hays Street; 400 and 500 Blocks of Hudson Street; 100 and 200 Blocks of Ira Aldridge Place; 700 and 800 Blocks of Lamar Street; 900 and 1000 Blocks of Mittman Street. Staff recommends approval, pending plan amendment.

Staff mailed 120 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Harvard Place-Eastlawn Neighborhood Association is in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014272 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 35, NCB 6797; 1435 Northwest 24th Street. Staff recommends approval.

Staff mailed 29 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 Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2014273 CD (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 3, Block 11, NCB 14849 on a portion of the 11900 Block of Southeast Loop 410 (aka 11942 Southeast Loop 410). Staff recommends approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Villa Coronado Neighborhood Association is in support.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2014274 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 19 and Lot 20, NCB 12179; 4555 Walzem Road. Staff recommends approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2014275 (Council District 10):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.56 acres out of NCB 15837 on a portion of the 12600 Block of Scarsdale. Staff recommends approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no responses from neither Northern Hills Homeowner's Association nor Oak Grove Estates Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2015001 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A-6, Block 100, NCB 273; 301 Colima Street. Staff recommends approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

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

**THE MOTION CARRIED**

12. **ZONING CASE NUMBER Z2015003 (Council District 1):** A request for a change in zoning from “C-3NA RIO-2 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District, “I-1 RIO-2 AHOD” General Industrial River Improvement Overlay-2 Airport Hazard Overlay District, “O-2 RIO-2 AHOD” High-Rise Office River Improvement Overlay-2 Airport Hazard Overlay District and “MF-33 RIO-2 AHOD” Multi-Family River Improvement Overlay-2 Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses of Single-Family Residential Uses attached townhouses at a density not to exceed 25 units per acre on 1.179 acres out of Lots C, D, E, P and Q, Block 6, NCB 832 and Lots 15-17 and 21, Block 7, NCB 6795; 818 East Myrtle Street, 1110 and 1114 East Euclid. Staff recommends approval.

Staff mailed 43 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Community Association is not in opposition providing there are no changes between now and City Council.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

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

**THE MOTION CARRIED**

13. **ZONING CASE NUMBER Z2015007 (Council District 2):** A request for a change in zoning from “AE-3 HS AHOD” Historic Significant Arts and Entertainment-3 Airport Hazard Overlay District to “IDZ HS AHOD” Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in “D” Downtown District on Lots 1 & 2 and all of Lots 3-18, Block 1, NCB 595; All of Lots 1-18, Block A, NCB 593; 1617 and 1631 East Commerce Street. Staff recommends approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2015008 (Council District 4):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3, NCB 10016; 1426 McCauley Boulevard. Staff recommends approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Tierra Linda Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

**AYES: Salazar, Alvarado, Ornelas, Shaw, Romero, McGee, McFarland, Heard**

**NAY: None**

**ABSTAIN: Villarreal**

**THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2015010 (Council District 7):** A request for a change in zoning from "C-3R" General Commercial Restrictive Alcohol Sales District to "C-2" Commercial District on Lot 11, Block 1, NCB 19198; Lots 77, 78 and 79, Block 6, NCB 18163 on properties located at the intersection of New Guilbeau Road and North Loop 1604 West. Staff recommends approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Heard to recommend approval.

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

**THE MOTION CARRIED**

Catherine Hernandez, Planning Manager, stated Zoning Case Z2014265 CD and Z2015006 have been postponed per the applicant's request.

**INDIVIDUAL CONSIDERATION:**

16. **ZONING CASE NUMBER Z2014217 ERZD (Council District 9):** A request for a change in zoning from "C-3 S ERZD MLOD" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Hospital to "MF-33 ERZD MLOD" Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 17.754 acres out of NCB 19221 and NCB 15669 on a portion of the 18900 and 19000 Blocks of Hardy Oaks Boulevard. Staff recommends approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 39 notices to the Planning Team. Staff also received a petition expressing opposition.

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

Patrick Christensen, representative, stated they are requesting this change in zoning to allow for apartment development on the subject property. He stated he has been working with SAWS representative and are in agreement with their recommendations. He further stated he has met with the surrounding property owners to present their proposal and address their concerns.

**The following citizens appeared to speak:**

Claudio Facundo, spoke in support.

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 McGee and seconded by Commissioner McFarland to recommend approval with SAWS recommendation and conditions.

**AYES: Salazar, Alvarado, Villarreal, Shaw, Romero, McGee, McFarland, Heard**  
**NAY: Ornelas**

**THE MOTION CARRIED**

17. **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 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 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. Staff also received a petition expressing opposition.

Jerry Arredondo, representative, stated they are requesting this change in zoning to allow the development of a 280 unit apartment complex on the subject property. He stated he has been working with the surrounding property owners to address their concerns. He further stated he would like to amend his request to the portion that is affected by the 6 units to “MF-33” with deed restrictions to not exceed 6 units and not to exceed the height of “MF-25”. He stated he will submit the field notes prior to City Council.

**The following citizens appeared to speak:**

Elena Gonzalez, spoke in opposition.

Billy Beckwith, spoke in opposition.

Jennifer Hart, spoke in favor.

**Commissioner Martinez arrived at 1:55 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 Salazar and seconded by Commissioner Ornelas to recommend denial.

**AYES: Salazar, Ornelas**

**NAY: Alvarado, Villarreal, Shaw, Martinez, Romero, McGee, McFarland, Heard**

**THE MOTION FAILED**

**COMMISSION ACTION**

A motion to reconsider was made by Commissioner Heard and seconded by Commissioner Shaw.

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

**THE MOTION CARRIED**

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

**18. 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 Farmstead Babcock Road Neighborhood Association is in opposition. Staff mailed 18 notices to the Planning Team.

James Griffin, representative, stated they have been working with the neighborhood association and would like to request a two week continuance as they are close to reaching a consensus.

**The following citizens appeared to speak:**

Phillip Manna, support the continuance.

Katheleen Manna, support the continuance.

Stan Dodd, support the 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 Villarreal and seconded by Commissioner Shaw to recommend a continuance until November 18, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

**19. 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 “R-3” Residential Single-Family Airport Hazard Overlay District on 0.1607 of an acre out of Lots 409 & 410, NCB 11432; 208 Roanoke Avenue. Staff recommends approval of the amended request to “R-3 AHOD”.

Staff mailed 32 notices to the surrounding property owners, 5 returned in opposition and 0 returned in favor.

Jerry Arredondo, representative, stated they are proposing single family dwellings on the subject property. He stated they have met with City Council office and St. Mary’s representatives to present their proposal. He further stated they have also agreed to provide a privacy fence and security lighting.

**The following citizens appeared to speak:**

Linda May Ramos, spoke in opposition.

Rose Marie Alonzo, 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 Martinez to recommend approval.

**AYES: Alvarado, Villarreal, Shaw, Martinez, Romero, McFarland, Heard**

**NAY: Salazar, Ornelas, McGee**

**THE MOTION CARRIED**

**20. ZONING CASE NUMBER Z2015004 (Council District 1):** A request for a change in zoning from “MF-33 H AHOD S” Multi Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized) to “IDZ H AHOD” Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and “RM-4 H AHOD” Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet

of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all on Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935; 139 Cedar Street and 311 Pereida. Staff recommends approval.

Staff mailed 39 notices to the surrounding property owners, 2 returned in opposition and 2 returned in favor and King William Neighborhood Association is in favor.

Jim Bailey, representative, stated the purpose of this rezoning request is to move a home on the subject property. He stated he has been working closely with King William Association and has also met with architectural committee and receive unanimous support.

**The following citizens appeared to speak:**

Christina Garcia, spoke in opposition.

Margarita Garcia, spoke in opposition.

Cherise Bell, spoke in favor.

Steve Yndo, stated he would support a continuance to meet with Commissioner Ornelas.

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 Romero to recommend a continuance until November 18, 2014.

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

**NAY: None**

**THE MOTION CARRIED**

21. There being no further business, the meeting was adjourned at 3:38 pm.

APPROVED:

*134*  
*Santhosh Villan*  
*FOR*  
Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary