

November 3, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 3, 2015**

DRAFT

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. 1:05 PM – Public Hearing

2. Roll Call.

Present: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero,
P. McGee, King, Garcia

Absent: None

3. Election of Officers

Vice Chair

Catherine Hernandez, Planning Manager, called for nomination for Vice Chair.

Commissioner Romero nominated Paul McGee for Vice Chair and was seconded by Commissioner Salazar.

ALL VOTED IN AFFIRMATIVE.

Pro-Tem Chair

Catherine Hernandez, Planning Manager, called for nomination for Pro-Tem Chair.

Commissioner P. McGee nominated Francine Romero for Pro-Tem Chair and was seconded by Commissioner Garcia.

ALL VOTED IN AFFIRMATIVE.

4. Consideration of October 20, 2015 Zoning Commission Minutes.

Chairman Shaw motioned for approval of the minutes as amended and all Commissioners voted in the affirmative.

COMBINED HEARING:

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5. **(Continued from 10/06/15) ZONING CASE # Z2015301 CD (Council City District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 2A, NCB 10114 located at 5939 San Pedro Avenue. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. Shearer Hills-Ridgeview Neighborhood Association sent a letter of no objection.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner P. McGee to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015312 (Council District 6):** A request for a change in zoning from "MF-33" Multi-Family District to "C-3" General Commercial District on 1.387 acres of land out of NCB 17636, located in the 7400 Block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15090)

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner P. McGee to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015313 S (Council District 6):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside

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Storage and /or Processing on 7.08 acres out of NCB 18049 and NCB 18050 located at 7386 and 7416 Grissom Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner P. McGee to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J.McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015315 CD (Council District 7):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Auto Sales -Full Service on Lots 6 and 4B, Block 2, NCB 15054, locate at 5820 Northwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15092)

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Thunderbird Hill Neighborhood Association noted support of the request.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner P. McGee to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J.McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2016002 S (Council District 10):** A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 3.921 acres out of NCB 14952 and "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with Specific Use

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Authorization for Plastic Manufacturing or Processing on 4.0 acres out of NCB 14952 located at 11442 Wayland Way. Staff recommends Approval.

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

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner P. McGee to recommend approval.

**Ayes: Shaw, Diaz-Sanchez, J.McGhee, Salazar, Briones, Romero,
P. McGee, King, Garcia**

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2016006 S (Council District 4):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Private University on Lot 3, Block 2, NCB 13401 located at 7838 Barlite Boulevard. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner P. McGee to recommend approval.

**Ayes: Shaw, Diaz-Sanchez, J.McGhee, Salazar, Briones, Romero,
P. McGee, King, Garcia**

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2016007 (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 89.816 acres out of NCB 18045 located at 8189 Nelson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16001)

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COMMISSION ACTION

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

**Ayes: Shaw, Diaz-Sanchez, J.McGhee, Salazar, Briones, Romero,
P. McGee, King, Garcia**

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

Commissioner Martinez entered the Zoning Commission meeting.

12. **(Continued from 10/20/15) ZONING CASE # Z2015294 CD (Council District 7):** A request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the South 44 feet of Lot 25 and Lot 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. (Associated Plan Amendment 15060).

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Woodlawn Lake Neighborhood Association submitted a letter of support.

Jorge Canales, representative, explained the reason for the request is to park business trucks on property. Representative has stated the applicant has been in business for 17 years.

No citizens appeared to speak.

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 Garcia and seconded by Commissioner Diaz-Sanchez to recommend approval with the following condition:

1. Screening on the perimeter of the rear and sides of the property, excluding Zarzamora.

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AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Romero, P. McGee, King, Garcia

NAY: None

ABSTAINED: Martinez

THE MOTION CARRIED

13. **(Continued from 10/20/15) ZONING CASE # Z2015302 (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 18.117 acres of land out of NCB 11379, located in the 400 Block of South Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15085)

Staff mailed 41 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and no response from the Community Workers Council. Lackland Airforce Base sent an email of concern of the development project.

Daniel Ortiz, representative, explained the planned project of multi-family units.

No citizens appeared to speak.

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 Martinez and seconded by Commissioner Briones

AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Romero, P. McGee, King, Garcia

NAY: Salazar

THE MOTION CARRIED

14. **ZONING CASE # Z2015316 (Council District 5):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "R-4" Residential Single-Family District, and for a Bail Bond Agency

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on South 112.9 Feet of Lot 13, Block 4, NCB 2231 located at 1621 West Martin Street. Staff recommends Denial.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no responses from the Gardendale or Prospect Hill Neighborhood Associations.

Lourdes Galvan, representative, explained the planned project for a bail bond agency. Stated the surrounding community are businesses.

The following citizens appeared to speak:

Mary Oviedo, concerned with the zoning 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 Martinez to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Romero, King

NAY: Salazar, P. McGee, Garcia

THE MOTION CARRIED

REQUESTED CONTINUANCES

15. **ZONING CASE # Z2016001 (Council District 2):** A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre on Lots 11-15 and 31-40, Block 8, NCB 1070 located at 511 Brackenridge Avenue and 1318 Mulberry Avenue. Staff recommends Approval.

The following citizens appeared to speak:

Morgan Penix, spoke in opposition.

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Mary Radicke, yielded minutes to Alicia Perez.

Steve Maranto, yielded minutes to Alicia Perez.

Vince Fonseca, spoke in opposition.

Alicia Perez, 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 Chairman Shaw and seconded by Commissioner King for a continuance to December 1, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2016004 (Council District 2):** A request for a change in zoning from "D HE AHOD" Downtown Historic Exceptional Airport Hazard Overlay District and "D AHOD" Downtown Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District on approximately 3.82 acres of land out of NCB 567 at 1305 East Houston Street and 430 North Cherry Street. Staff recommends Denial.

The following citizens appeared to speak:

Susan Beavin, 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 P. McGee and seconded by Commissioner Romero for a continuance to November 17, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia

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NAY: None

THE MOTION CARRIED

17. **ZONING CASE # Z2016005 (Council District 2):** A request for a change in zoning from "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District on 5.307 acres of land out of NCB 593 and NCB 595 at 1617 and 1631 East Commerce Street. Staff recommends Denial.

The following citizens appeared to speak:

Susan Beavin, 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 Chairman Shaw and seconded by Commissioner P. McGee for a continuance to November 17, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

18. **Consideration of October 16, 2015 Zoning Commission Special Meeting Minutes.**

Chairman Shaw motioned for approval of the minutes and all Commissioners voted in the affirmative.

19. **Director's Report:**

20. There being no further business, the meeting was adjourned at 2:31p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary