

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 15, 2014**

1. The Zoning Commission of the City of San Antonio met in the 1st 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, McFarland, Villarreal, Shaw, Romero, Boyd, Ornelas

ABSENT: Middleton, Briones, Martinez

3. Consideration of April 1, 2014 Zoning Commission Minutes.

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013131 S (Council District 2):** A request for a change in zoning from “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery to “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on Parcels 42H, 45J and 51, NCB 12867 on a portion of the 5600 Block of East Houston Street (FM 1346). Staff recommends approval.

Staff stated there were 12 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 Boyd and seconded by Commissioner Villarreal to recommend approval with staff recommendations.

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2014069 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 90 and 2.384 acres out of Lot 106, NCB 9483 on a portion of the 6900 Block of South Flores Street. Staff recommends approval, pending plan amendment.

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 Harlandale Park Neighborhood Association.

Micah Diaz, Senior Planner, stated the applicant has amended to reduce the acreage that now contains the entire lot 90 and 1.899 out of Lot 106, NCB 9483.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Villarreal to recommend approval with staff recommendations.

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014114 (Council District 6): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 29.575 acres out of NCB 11379; 259 South Acme Road. Staff recommends approval, pending plan amendment.

Staff stated there were 66 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Community Workers Council is in favor.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Villarreal to recommend approval with staff recommendations.

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014128 S (Council District 10): 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 a Specified Financial Institution on 0.041 of an acre out of Lot 27, NCB 15689 on a portion of 12311 Nacogdoches Road. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Citizens on Alert.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Villarreal to recommend approval with staff recommendations.

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

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014130 CD (Council District 6): 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 a Conditional Use for Self Service Storage on 3.263 acres out of Lot 1, Block 14, NCB 17647 on a portion of 1907 West Loop 1604 North. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Oak Creek Homeowners Association.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Villarreal to recommend approval with staff recommendations.

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

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014133 (Council District 10): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.134 of an acre out of Lots 9 and 10, Block 4, NCB 2997; 2327 North St. Mary's Street. Staff recommends approval.

Staff stated there were 27 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 in favor and The Tobin Hill Community Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Villarreal to recommend approval with staff recommendations.

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

10. **ZONING CASE NUMBER Z2013213 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "H I-1 AHOD" Mission Historic General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "H C-3 AHOD" Mission Historic General Commercial Airport Hazard Overlay District on Tract B and Tract C, NCB 11170; 1426 Braubach. Staff recommends approval.

Staff stated there were 22 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 in favor and no response from Villa Coronado Neighborhood Association. Staff mailed 14 notices to the Planning Team.

Edward Campos, representative, stated this request is a down zoning from industrial to allow for baseball fields on the subject property. He stated at the previous hearing the issue with Braubach not being wide enough has been addressed. The owner has purchase the adjacent property to widen the road. He further stated they would like to amend their request to include the "NA" nonalcoholic designation.

The following citizens appeared to speak:

Henry Rios, spoke in opposition.

Rosa Ibarra, spoke in opposition.

Paul Gonzalez, spoke in opposition.

Olga Martinez, President of Villa Coronado Neighborhood Association, stated she would like request that a condition be placed to only allow for baseball field use only. She would also like to request they consider amending their request to include "NA" Nonalcoholic designation. Also, she would like to request traffic be diverted away from Braubach, no entrance nor exit, as this road is not designed for heavy traffic.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner McFarland to table this item.

All voted in affirmative (Voice Vote)

11. ZONING CASE NUMBER Z2014006 ERZD (Council District 9): A request for a change in zoning from “C-2NA S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Gymnasium to “R-6 PUD ERZD MLOD-1” Residential Single-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 4.49 acres out of NCB 19217 on a portion of the 21700 and 21800 Blocks of Hardy Oak Boulevard. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and SA Mesa Verde Homeowner’s Association is in favor. Staff mailed 41 notices to the Planning Team.

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

Patrick Christensen, representative, stated the purpose of this zoning change is to allow for single family gated community on the subject property. He stated he has met with SA Mesa Verde Homeowner’s Association who has expressed their support. He further stated he is in agreement with SAWS recommendations.

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 including SAWS recommendations.

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

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2014080 (Council District 9): A request for a change in zoning from “R-20” Residential Single-Family District to “NP-10” Neighborhood Preservation District on Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670; 11303 and 11327 Dreamland. Staff recommends approval.

Staff stated there were 41 notices mailed out to the surrounding property owners, 10 returned in opposition and 6 in favor and Whispering Oaks Homeowner’s Association is in opposition. Staff mailed 41 notices to the Planning Team.

Patrick Christensen, representative, stated they are proposing single family development on the subject property. He stated he has had a series of meeting with the surrounding property owners however they are still in opposition.

The following citizens appeared to speak:

Florence Tripp gave her time to Carol Lane.

Carol Lane, spoke in opposition.

Joyce White, spoke in opposition.

Niell Walsdorf, spoke in opposition.

Sylvia Garcia & Keith Nilsson gave their time to Joel Garcia.

Joel Garcia, spoke in opposition.

Robert Larson gave his time to Bill Kaufman.

Bill Kaufman, spoke in opposition.

Jack Maguire, spoke in opposition.

Pedro Carrillo gave his time to Virginia Nilsson.

Virginia Nilsson, spoke in opposition.

Oscar Galvan gave his time to Michael Makowski.

Michael Makowski, 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 Villarreal to recommend a continuance until May 6, 2014.

AYES: Villarreal, Shaw, Romero

NAY: Salazar, McFarland, Boyd, Ornelas

THE MOTION FAILED

COMMISSION ACTION

A motion was made by Commissioner Salazar and seconded by Commissioner Villarreal to reconsider.

AYES: Salazar, Villarreal, Shaw, Boyd

NAY: McFarland, Romero, Ornelas

THE MOTION FAILED

Case will automatically be continued for two weeks, May 6, 2014.

Chairman Salazar stated Zoning Case Z2013213 will be reopened for consideration.

ZONING CASE NUMBER Z2013213 (Council District 3)

Pablo Martinez, Development Services Engineer, stated after further research Braubach is a private road.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Villarreal to recommend denial.

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

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2014059 (Council District 1): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.18 of an acre and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.32 of an acre on 0.5 of an acre out of Lots A7 and 11, NCB 989 on portions of 811 and 815 South Flores Street and of 118 and 120 Guadalupe Street. Staff recommends approval.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and King William Association is in opposition.

Salah Diab, representative, stated they are requesting this change in zoning to allow for a restaurant and residential homes. He stated he has met with King William Association and has expressed concerns with noise and music from the restaurant.

The following citizens appeared to speak:

Cheris Bell, Executive Director of King William Association, 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.

APPLICANT POSTPONED CASE THEREFORE NO ACTION WAS TAKEN

14. **ZONING CASE NUMBER Z2014119 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 14.084 acres out of NCB 18560 on portions of the 7500 Block of Bandera Road and the 7200 Block of Eckhert Road. Staff recommends approval, pending plan amendment.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 from outside 200 foot radius in opposition and 1 in favor. Staff mailed 34 notices to the Planning Team and received 1 in opposition.

James McKnight, representative, stated they are proposing an 80 unit multi-family development on the subject property; however he would like to request a continuance until May 20, 2014. He stated they will be meeting with the neighborhood association on May 7, 2014 to present their proposal and address any concerns they may have.

The following citizens appeared to speak:

Mike Phillips, 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 Shaw to recommend a continuance until May 20, 2014.

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

NAY: None

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2014122 CD (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lots 50, 51 and the east 10 feet of Lot 49, Block 9, NCB 7931; 1309 Keats. Staff recommends denial.

Staff stated there were 42 notices mailed out to the surrounding property owners, 18 returned in opposition and 0 in favor. Staff mailed 26 notices to the Planning Team and received 1 in opposition.

Andy Guerrero, representative, stated he is requesting this change in zoning to bring the existing duplex into compliance. He stated there is a single family home in the back and the front structure is a duplex and all units are occupied.

Manohar K. Mahburbani, owner, stated he purchased this property with the intent to continue the triplex use. He stated he was informed by a Code Enforcement Officer that he was not properly zoned for multi-family use which is the purpose of this request to bring the existing use into compliance.

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 Ornelas to recommend a continuance until May 6, 2014.

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

NAY: None

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2014125 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.966 acres out of Lot 10, NCB 17946; 8750 Bandera Road. Staff recommends denial with an alternate recommendation for approval of "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bar and/or Tavern without cover charge 3 or more days per week.

Staff stated there were 30 notices mailed out to the surrounding property owners, 6 returned in opposition and 1 returned in favor. Staff mailed 18 notices to the Planning Team.

Roman Blodgett, stated he would like to amend his request to reflect staff's alternate recommendation of "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bar and/or Tavern without cover charge 3 or more days per week with a split zoning to have the back part of the property to be zoned "C-2NA". He stated he is proposing a park with food trucks, bands with the sale of beer and wine. He stated the existing structure would be renovated for a bar where the alcohol sales would take place.

The following citizens appeared to speak:

Lauri McNair, spoke in opposition.

Adele Meggers, spoke in opposition.

Maria Martinez, spoke in opposition.

Harrell McNair, 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 McFarland to recommend denial.

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

NAY: None

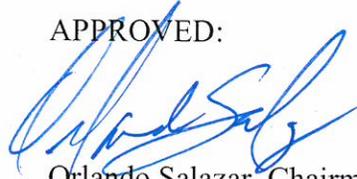
THE MOTION CARRIED

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17. There being no further business, the meeting was adjourned at 4:40 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary