

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 3, 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, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas
ABSENT: Martinez

3. Consideration of May 20, 2014 Zoning Commission Minutes.

All voted in affirmative.

COMBINED HEARING:

4. **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 mailed 18 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and King William Association is in favor with deed restrictions.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. **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 6.25 acres out of NCB 12867 on a portion of the 5600 Block of East Houston Street (FM 1346). Staff recommends approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014136 (Council District 3): A request for a change in zoning from “R-6 H RIO-5 AHOD” Residential Single-Family Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and “R-6 H RIO-5 MC-1 AHOD” Residential Single-Family Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to “MHP H RIO-5 AHOD” Manufactured Housing Park Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and “MHP H RIO-5 MC-1 AHOD” Manufactured Housing Park Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District on 11.132 acres out of NCB 7456; 2327 and 2343 Roosevelt Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 20 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014164 (Council District 1): A request for a change in zoning from “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and “C-2 NCD-1 AHOD” Commercial South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-1 AHOD” Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay

District with uses permitted in "C-2" Commercial District on 1.065 acres out of Block 4, NCB 782; 812 South Alamo Street, 611 South Presa Street, and 910 South St. Mary's Street.

Staff mailed 36 notices to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Lavaca Neighborhood Association and King William Association is in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014165 (Council District 2): A request for a change in zoning from "MH AHOD" Manufactured Housing Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.653 acres out of Lot 23 and 1.85 acres out of Lot 25, NCB 13811; 5315, 5319 & 5331 Sherri Ann Road. Staff recommends approval.

Staff mailed 41 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014166 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 32, NCB 12097; 2523 Mac Arthur View. Staff recommends approval, pending plan amendment.

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

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2014172 S (Council District 1): A request for a change in zoning from “D H HE RIO-3 AHOD” Historic Exceptional Downtown Auditorium Circle/Veterans Memorial Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District to “D S H HE RIO-3 AHOD” Historic Exceptional Downtown Auditorium Circle/Veterans Memorial Plaza Historic River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use Authorization for Performing Art Center - Digital Display Monitor on Lot 16, NCB 180; 100 and 115 Auditorium Circle. Staff recommends approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Downtown Residents Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

Commissioner Briones arrived at 1:25 pm.

11. ZONING CASE NUMBER Z2014147 (Council District 1): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 5, the east part of Block 4, NCB 844; 617 East Euclid Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Tobin Hill Community Association. Staff mailed 13 notices to the Planning Team.

Viviana Frank, owner, stated the purpose of this zoning request is to allow the development of a 3 or 4-plex on the subject property. She stated they are proposing to develop the structure to be in keeping with the surrounding residential character. She further stated she has been working with the neighborhood association thru email.

Julian Rotnofsky, applicant, stated they have provided the neighborhood association with a drawing of the proposed development along with other information they requested. He stated based on the information provided there was no need to meet and they are in support.

The following citizens appeared to speak:

Frederica Kushner, representing Tobin Hill Community Association, stated they are in support pending the plan amendment and provided they abide by the site plan submitted.

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, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

12. 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, 1 returned in opposition and 0 returned in favor and no responses from neither Jefferson nor Keystone Neighborhood Associations. Staff mailed 17 notices to the Planning Team.

Francisca Bautista, owner, stated she would like to request a continuance until July 1, 2014 as their architect still working on their plans. Also they will be meeting with the surrounding property owners to present their proposal and address their concerns.

The following citizens appeared to speak:

Rebecca Flores-Perez, stated she is in support of the continuance as she has many concerns with parking and drainage.

Delia Gallego, stated she also is in support of the continuance to have many issues addressed.

John Stewart, spoke in opposition of the proposed development.

Gary Courtney, spoke in opposition of the proposed development.

Sabrina Santiago, Transportation and Capital Improvement Department, stated she has been working with the applicant and has informed them that a portion of the property is within the flood plain and made them aware of the challenges.

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 Shaw to recommend a continuance until July 1, 2014.

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

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2014162 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8 and 9, Block 1, NCB 16374; 5835 and 5911 Rittiman Plaza. Staff recommends approval, pending plan amendment.

Staff mailed 29 notices to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

Patrick Christensen, representative, stated he is requesting this change in zoning to allow for a construction contractors storage facility on the subject property. He stated he has been in contact with the surrounding property owners to present their proposal however their concerns are with parking of 18 wheelers from the adjacent business. He would like to add that the proposed facility will provide parking for their employees.

The following citizens appeared to speak:

Mark Grant, spoke in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2014167 (Council District 6):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi Family Airport Hazard Overlay District on Lots 9 through 16, NCB 8595; 5534 San Fernando Street, 116, 118, 124, 128 and 132 Don Jose. Staff recommends denial.

Staff mailed 32 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor. Staff mailed 35 notices to the Planning Team.

Dennis Saldana, applicant, stated he would like to request a continuance so he can meet with the adjacent homeowner’s association.

The following citizens appeared to speak:

Martha Martinez, spoke in opposition.

Lario Deleon, spoke in opposition.

Selena Saldana, spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Villarreal and seconded by Commissioner Shaw to recommend a continuance until July 1 2014.

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

NAY: None

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2014171 CD S (Council Districts 3 & 4):** A request for a change in zoning from “UD” Urban Development District, “UD S” Urban Development District with a Specific Use Authorization for a bar/tavern, “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, “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, “R-3” Residential Single-Family District for approximately 6,125 acres generally located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, and 2.5 acres out of NCB 11165 located in the in the 12000 Block of Southeast Loop 410; all overlay districts remaining unchanged. Staff recommends approval.

Staff mailed 1,397 notices to the surrounding property owners and owners within 200 feet and no response from Villa Coronado Neighborhood Association. Staff mailed 38 notices to the Planning Team. Staff also notified Joint Base San Antonio-Lackland, Southwest ISD, Somerset ISD, Southside ISD, and East Central ISD.

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

The following citizens appeared to speak:

Charles Bartlett, spoke in favor.

Tracy Elkins, spoke in favor.

Maria Mendoza, spoke in favor.

Randy Vela, spoke in opposition.

James Griffin, representing several property owners within the proposing rezoning case, spoke in favor and spoke in opposition.

Felipe Vargas, spoke in opposition.

Jose Sanchez, spoke in opposition.

Emilio Patterson, spoke in opposition.

Lisa Lerman, 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 July 1, 2014 with a 1 hour work session.

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

NAY: None

THE MOTION CARRIED

16. Consideration and recommendation regarding proposed amendments to Chapter 35 of the Municipal Code, the Unified Development Code, Articles 2 and 3, related to the Office or Institutional Campus use pattern , the “BP” Business Park District, and the “NP-8, -10, -15” Neighborhood Preservation Districts.

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

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 Boyd to recommend approval.

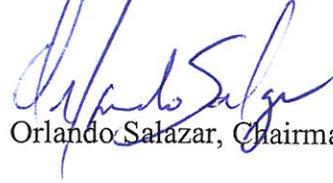
AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

17. There being no further business, the meeting was adjourned at 3:30 pm.

APPROVED:

A handwritten signature in blue ink, appearing to read "Orlando Salazar".

Orlando Salazar, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "J.P.J.".

John P. Jacks, Executive Secretary