

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
August 5, 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, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**

**ABSENT: Boyd**

3. Consideration of July 15, 2014 Zoning Commission Minutes.

**All voted in affirmative.**

**Chairman Salazar stated zoning case Z2014186 CD will not be considered as it has been postponed as per the applicant's request.**

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2014198 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 20, NCB 6009; 1023 Shook Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 19 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 McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2014200 (Council District 3):** A request for a change in zoning from “C-2 H RIO-6 AHOD” Commercial Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District to “R-6 H RIO-6 AHOD” Residential Single-Family Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District on 0.272 of an acre out of NCB 11174; 2230 Emilio Guerra. Staff recommends approval.

Staff mailed 7 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 McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2014202 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 24 and the west 10.5 feet of Lot 7, NCB 12101; 2716 and 2718 Woodbury Drive. Staff recommends approval.

Staff mailed 28 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 McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014205 (Council District 2):** A request for a change in zoning from “R-6” Residential Single-Family District to “R-4” Residential Single-Family District on 9.681 acres out of NCB 35132 on portions of the 6000 Block of Pleasant Lake, the 6200 Block of Lake Victoria, and the 3400 Block of Glacier Lake. Staff recommends approval.

Staff mailed 130 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Crestlake Neighborhood Association.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2014206 S (Council District 7):** A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial 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 Lot 5, Block 21, NCB 15663; 11247 West Loop 1604 North. Staff recommends approval.

Staff mailed 6 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 McFarland to recommend approval.

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

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2014207 HL (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District on 0.083 of an acre out of Lots 5 and 6, Block F, NCB 2564; 218 Sweet. Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on May 21, 2014.

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Lone Star Neighborhood Association. Staff received a letter from King William Neighborhood Association expressing their support.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2014209 (Council District 2):** A request for a change in zoning from “AE-1 AHOD” Arts and Entertainment-1 Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential Uses not to exceed 55 Units Per Acre on Lots 11 and 37, Block 4, NCB 600; 1602 East Commerce Street and 305 Omaha Street. Staff recommends approval.

Staff mailed 39 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from neither Denver Heights nor Dignowity Hill Neighborhood Associations.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**Commissioner Martinez arrived at 1:27 pm.**

**11. 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; Jefferson Neighborhood Association is in opposition, Monticello mailed a letter expressing their opposition and no response from Keystone Neighborhood Association. Staff mailed 17 notices to the Planning Team.

Elizabeth Bautista, owner, stated the purpose of this request it to allow for multi-family development on the subject property. She stated she has met with the surrounding neighbors to address their concerns.

**The following citizens appeared to speak:**

Bianca Maldonado, spoke in opposition.

Rebecca Flores 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 Commissioner Ornelas and seconded by Commissioner McFarland to recommend denial.

**AYES: Villarreal, Ornelas, Martinez, Romero, McGee, McFarland**

**NAY: Salazar, Shaw, Briones, Heard**

**THE MOTION CARRIED**

12. **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.

Catherine Hernandez, Planning Manager, stated City Manager's Office staff has met with the applicant and all issues have been addressed.

Andrew Guerrero, representative, stated they have been meeting with the neighborhood association and have signed deed restrictions that were prepared by Hot Well Neighborhood.

**The following citizens appeared to speak:**

Peter Zaroni, City Manager's Office, stated they have met with the applicant and all issues have been addressed.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hot Wells Neighborhood Association.

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 Heard to recommend approval with the following conditions.

1. All auto paint and repair work shall occur indoors.
2. A Type B landscape buffer shall be maintained along the entire west yard, and along the portion of the east yard that is shown as an outdoor storage area on the Specific Use Authorization site plan, subject to clear-vision regulations.
3. There shall be no making of noise which exceeds seventy (70) decibels when measured from the property line. The manner of measuring noise shall be in compliance with Section 21-56 of the City Code relating to method of noise measurement.

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

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2014203 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 13, Block 2, NCB 11306 on a portion of the 1400 Block of Thompson Place. Staff recommends approval, pending plan amendment.

Staff mailed 26 notices to the surrounding property owners, 0 returned in opposition and 01 returned in favor and no response from Thompson Neighborhood Association. Staff mailed 32 notices to the Planning Team.

Ashley Farrimond, representative, stated she would like to request a two-week continuance as she will be meeting with the neighborhood association to further discuss 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 Heard and seconded by Commissioner McGee to recommend a continuance until August 5, 2014.

**AYES: Salazar, Villarreal, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard**  
**NAY: None**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2014204 (Council District 2):** A request for a change in zoning from “R-6 PUD” Residential Single-Family Planned Unit Development District to “R-4” Residential Single-Family District on 22.222 acres out of NCB 35132 on a portion of the 3000 and 3100 Blocks of Foster Meadows. Staff recommends approval.

Staff mailed 114 notices to the surrounding property owners, 2 returned in opposition and 1 returned in favor. Staff mailed 30 notices to the Planning Team.

Patrick Christensen, representative, stated he is requesting this change in zoning to allow for the single family residential development on the subject property.

**The following citizens appeared to speak:**

Roger Caballero, 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 Shaw and seconded by Commissioner McFarland to recommend approval.

**AYES: Salazar, 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 2:52 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary