

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 16, 2014**

1. 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.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Salazar, Villarreal, Ornelas, Shaw, Briones, Romero, McGee, Heard
ABSENT: Alvarado, Martinez, McFarland

3. Consideration of December 2, 2014 Zoning Commission Minutes.

A motion was made by Commissioner Shaw and seconded by Commissioner Romero to approve minutes as amended.

All voted in affirmative.

Catherine Hernandez, Planning Manger, stated the following case will not be considered as they have been postponed as per the applicant's request, Zoning Cases Z2015044 and Z20150414.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2015015 (Council District 8):** A request for a change in zoning from "MF-25 PUD MSAO-1 MLOD-1" Multi Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1 MSAO-1 MLOD-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 3.202 acres out of NCB 16385; 8 Dominion Drive. Staff recommends approval.

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

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014237 (Council District 9): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on a 0.097 acre of land out of Lot 46, NCB 12051; 500 Sandau Road, Suite 800. Staff recommends approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2015030 (Council District 1): 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 the west 35 feet of the South 106 feet of Lot 11, Block 2, NCB 2074; 943 Culebra Road. Staff recommends approval, pending plan amendment.

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Gardendale Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2015034 HL (Council District 1): A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “R-6 HL NCD-5 AHOD” Historic Landmark Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 25 through 31 and a 10 foot x 25 foot of Part B, Block 32, NCB 1821; 937 West Magnolia Avenue. Staff recommends approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on October 15, 2014.

Staff mailed 30 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Beacon Hill Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2015035 HL (Council District 2): 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 Lot 6, Block 18, NCB 1458; 1424 Montana Street. Staff recommended approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on February 5, 2014.

Staff mailed 39 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Denver Heights Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2015040 (Council District 2): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on the a 2.179 acre tract of land out of NCB 10668; 331, 335 and 339 Seale Road, 407, 411 and 421 Springfield Road. Staff recommends approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2015043 S (Council District 5): A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus on 1.012 acres out of NCB 250; 1231 West Martin Street. Staff recommends approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Gardendale Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2015045 CD (Council District 1): A request for a change in zoning from “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Automotive Repair to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots 17, 18 & 19, Block 3, NCB 3930; 1125 West Hildebrand Avenue. Staff recommends approval.

Staff mailed 35 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Central Los Angeles Heights Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2015049 (Council District 7): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.654 acres out of Lot 7, Block 4, NCB 13722; 5545 Northwest Loop 410. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2015050 (Council District 4): A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 10 and Lot 11, NCB 12328; 7723 and 7739 Interstate Highway 35 South. Staff recommends approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2015051 CD (Council District 1): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 28, NCB 9632; 215 South Audubon. Staff recommends approval.

Staff mailed 19 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

15. ZONING CASE NUMBER Z2015009 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 1.253 acres out of Lot 26-B, NCB 7339; 5247, 5249, 5251, 5253, 5255, 5257, 5259 and 5307 McCullough Avenue. Staff recommends approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor no response from Olmos Park Neighborhood Association. Staff mailed 46 notices to the Planning Team.

Rachel Holcomb, applicant, stated they are requesting this change in zoning to bring into compliance for the existing retail use.

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 approval.

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

NAY: None

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2015011 ERZD (Council District 8): A request for a change in zoning from "O-1 ERZD MLOD-1" Office Edwards Recharge Zone Military Lighting Overlay District and "O-1 ERZD MLOD-1 UC-1" Office Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District to "C-2NA" ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay District and

“C-2NA ERZD MLOD-1 UC-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District on Lots 18 and 19, Block 1, NCB 14756; 7203 Green Glen Drive. Staff recommends approval, pending plan amendment.

Staff mailed 21 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor no response from Hills and Dales Neighborhood Association. Staff mailed 39 notices to the Planning Team.

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

Bill Kaufman, applicant, stated they have held several meetings with the neighborhood and have amending the restrictive covenants to address their concerns. He stated the proposed use is for retail which would include a Sandwich Shop and Yogurt Shop. He further stated he would amend their request to rezone 0.28 acres to “C-1”.

The following citizens appeared to speak:

James Harnish, President of Hills and Dales Neighborhood Association, stated they are in support of 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 Romero and seconded by Commissioner Shaw to recommend approval as amended to included SAWS recommendations.

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee, Heard

NAY: Ornelas

THE MOTION CARRIED

17. ZONING CASE NUMBER Z2015033 CD ERZD (Council District 6): A request for a change in zoning from “HE DR ERZD” Historic Exceptional Development Reserve Edwards Recharge Zone District, “DR ERZD” Development Reserve Edwards Recharge Zone District and Newly Annexed Territory to “HE RP ERZD CD” Historic Exceptional Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public and “RP ERZD CD” Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public on approximately 12,500 acres known as Government Canyon and located in an area generally South of State Highway 16 North; West of Highway Fm 1560; North of Highway 471 West; and East of or adjoining State Highway 211 comprised of: a 10,283 acre tract, more or less, described in City of San Antonio Ordinance 96548 passed and approved October 10, 2002; and a 345.11 acre tract out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County) and out of the R. Hernandez Survey No. 401½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County); and a 50.000 acre tract out of CB 4454 P-6A

(25.412 acres) and CB 4462 P-1K (24.588 acres) recorded in Vol. 9691, Page 2358 of the Real Property Records of Bexar County, Texas; and a 710.168 acre tract out of CB 4489 P-1B (78.27 acres), CB 4490 P-1A (118.666 acres), CB 4493 P-1 (282.286 acres), CB 4494 P-2A (199.625 acres) P-100 (.689 acres), and CB 4505 P-1 (30.753 acres) recorded in Vol. 9068, Page 226 of the Real Property Records of Bexar County, Texas; and a 90.704 acre tract described in a Special Warranty Deed recorded in Volume 485, Page 689-696 of the Real Property Records of Medina County, Texas and Volume 9967, Page 1216-1223 of the Real Property Records of Bexar County, Texas; and a 172.89 acre tract, more or less being comprised of a 55.447 acre tract described in a Special Warranty Deed and Perpetual Easement recorded in Volume 577, Pages 150-164 of the Real Property Records of Medina County, Texas and Volume 11348, Page 1359 - 1366 of the Real Property Records of Bexar County, Texas; a 110.448 acre tract described in a Special Warranty Deed recorded in Volume 642, Pages 310-316 of the Real Property Records of Medina County, Texas; a 0.56-acre tract, more or less, recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas; and a 6.439 acre tract as recorded in Volume 423, Page 679 of the Official Public Records of Medina County, Texas; and a 421.00 acre tract, more or less, being comprised of a 400.168-acre tract and a 20.834 acre-tract described in a Special Warranty Deed recorded in Volume 11207, Page 2032-2046 of the Official Public Records of Real Property of Bexar County, Texas; and a 461.230 acre tract conveyed in Special Warranty Deed recorded in Volume 16035, Pages 1035-1048 of the Official Public Records of Real Property of Bexar County, Texas. Staff recommends approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 35 notices to the Planning Team.

Trenton Robertson, Case Manager, presented case and recommended approval.

The following citizens appeared to speak:

Chris Holm, representative, stated the subject property would be utilized as a public park.

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 McGee to recommend approval.

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

NAY: None

THE MOTION CARRIED

18. ZONING CASE NUMBER Z2015038 (Council District 2): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors on Lot 10, 11, 12 & 25, Block 1, NCB 13758; 5551 Randolph Boulevard and 138 Roundtree Lane. Staff recommends denial with an alternate recommendation of “C-2 CD” Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors for Lots 10, 11 and 12.

Staff mailed 32 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Rey Gonzalez, representative, stated they are proposing to operate a light plumbing contracting office building on the subject property.

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 Heard to recommend a continuance until January 20, 2015.

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

NAY: None

THE MOTION CARRIED

19. ZONING CASE NUMBER Z2015053 S (Council District 1): A request for a change in zoning from “D HS RIO-3 AHOD” Historic Significant Downtown River Improvement Overlay-3 Airport Hazard Overlay District to “D HS RIO-3 AHOD S” Historic Significant Downtown River Improvement Overlay-3 Airport Hazard Overlay District with a Specific Use for a Human Services Campus on Lots 12, 14 & 16, Block 17, NCB 407; 230 East Travis Street. Staff recommends denial.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Rev. Dr. Dale Tremper, applicant, stated the purpose of this rezoning is to allow for shelter services for no more than 8 young adults and no more than 3 nights a week.

The following citizens appeared to speak:

Sandra Whitley, spoke in favor.

Chanel Ramos, spoke in favor.

Antonio Mack, spoke in favor.

Lauryn Farris, spoke in favor.

Joann Foster, spoke in favor.

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 Heard to recommend approval.

Commission went into executive session at 3:02 pm

AYES: Salazar, Ornelas, Villarreal, Shaw, Briones, Romero, Heard

NAY: McGee

THE MOTION CARRIED

20. ZONING CASE NUMBER Z2014213 (Council District 4): A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District (on 1.956 acres) and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres) on 5.683 acres out of Parcel 37, NCB 15261 on a portion of the 7200 Block of Five Palms Drive. Staff recommends approval.

Staff mailed 43 notices to the surrounding property owners, 21 returned in opposition and 0 returned in favor. Staff mailed 29 notices to the Planning Team.

Gene Hartman, representative, stated they have met with the People Active in Community Efforts who are in support. He stated they are proposing multi-family and commercial development on the subject property.

The following citizens appeared to speak:

Karen Tomlinson, 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 Salazar and seconded by Commissioner Heard to recommend denial.

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

THE MOTION CARRIED

21. ZONING CASE NUMBER Z2015017 (Council District 1): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with single-family residential uses no more than 14 units per acre on Lot E, Block 1, NCB 1714; 222 East Russell Place. Staff recommends approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Neighborhood Association is in opposition.

Carlos Ayala, applicant, stated he is proposing single family development on the subject property. He stated he has met with Tobin Hill residents to present his proposal and address any concerns however they are still in opposition.

The following citizens appeared to speak:

Benjamin Fairbank, Tobin Hill Neighborhood Association, stated they are 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 Villarreal to recommend approval.

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

THE MOTION CARRIED

22. ZONING CASE NUMBER Z2015031 (Council District 9): A request for a change in zoning from “R-5 AHOD MLOD-1” Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 1.009 acres out of NCB 13832; 570 Heimer Road. Staff recommends denial.

Staff mailed 21 notices to the surrounding property owners, 3 returned in opposition and 3 returned in favor. Staff mailed 39 notices to the Planning Team.

Kay Lewis, applicant, stated they have met with the neighborhood association to present their proposal of operating a day care on the subject property.

The following citizens appeared to speak:

Joan Hoehle, spoke in opposition.

Dawn Garcia, 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 McGee and seconded by Commissioner Heard to recommend denial.

AYES: Villarreal, Briones, Romero, McGee

NAY: Salazar, Ornelas, Shaw, Heard

THE MOTION FAILED

MOTION TO RECONSIDER

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

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

NAY: None

THE MOTION CARRIED

2ND MOTION

COMMISSION ACTION

A motion was made by Commissioner McGee and seconded by Commissioner Heard to recommend a continuance until January 20, 2014.

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

NAY: None

THE MOTION CARRIED

23. ZONING CASE NUMBER Z2015046 CD (Council District 7): A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Motor Vehicle Sales (Full Service) on A 3.124 acres of land, out of NCB 11493; 4712 Culebra Road. Staff recommends approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Culebra Park Neighborhood Association.

Patrick Christensen, representative, stated he would like to request a continuance until January 20, 2015.

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 January 20, 2015.

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

NAY: None

THE MOTION CARRIED

24. ZONING CASE NUMBER Z2015041 (Council District 7): A request for a change in zoning from “BP AHOD” Business Park Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on 1.135 acres out of Lot 5 and 6, Block 6, NCB 18096 at the intersection of Crystal Bow and Blackberry Drive. Staff recommends approval.

Staff mailed 42 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Gabriel Garcia, applicant, stated he is requesting this change in zoning to develop a single family residential dwelling on the subject property.

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 Romero to recommend approval.

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

THE MOTION CARRIED

25. ZONING CASE NUMBER Z2015032 (Council District 2): A request for a change in zoning from “C-2 NCD-9 RIO-1 AHOD” Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District and “C-2 NCD-9 RIO-1 UC-2 AHOD” Commercial Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to “IDZ NCD-9 RIO-1 AHOD” Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre and “IDZ NCD-9 RIO-1 UC-2 AHOD” Infill Development Zone Westfort Alliance Neighborhood Conservation River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre on Lots 7, 8, 9, 10 and the north 25 feet of Lot 11 and the west 50 feet of the south 25 feet of Lot 11 and the west 50 feet of Lot 12 and the south 25 feet of the east 50 feet of Lot 11 and the east 50 feet of Lot 12, Block 33, NCB 1763; 100 Appler, 117 and 121 Alling. Staff recommends approval.

Staff mailed 20 notices to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Downtown Residents Association.

Taylor Allen, representative, stated they are requesting this change in zoning to develop multi family dwelling on the subject property.

Victor Andonie, owner, stated he does not feel this proposal would negatively impact the community.

The following citizens appeared to speak:

Commissioner Ornelas left the board room at 4:40 pm for recusal purposes.

Vince Zapata, 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 Romero to recommend a continuance until January 20, 2015.

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

THE MOTION CARRIED

26. **ZONING CASE NUMBER Z2015036 CD (Council District 1):** 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 Two Dwelling Units on Lot 24, NCB 3599; 614 West Elmira Street. Staff recommends denial.

Staff mailed 21 notices to the surrounding property owners, 6 returned in opposition and 1 returned in favor and no response from Five Palms Owners Association. Staff mailed 23 notices to the Planning Team.

Abe Juarez, applicant, stated the purpose of this zoning request is to develop 2 residential dwellings on the subject property.

The following citizens appeared to speak:

Maria Gomez, spoke in favor.

Laura Sanquino, spoke in favor.

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 Heard to recommend a denial.

Commissioner Ornelas resended her motion and was seconded by Commissioner Heard.

Commissioner Ornelas made a motion to continue until January 20, 2015 and was seconded by Commissioner Heard.

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

THE MOTION CARRIED

27. ZONING CASE NUMBER Z2015037 CD (Council District 1): 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 Lot 4, Block 8, NCB 760; 412 Warren Street. Staff recommends approval.

Staff mailed 32 notices to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Five Points Owners Association. Staff mailed 23 notices to the Planning Team.

Commissioner Shaw left at 5:20 pm.

Abe Juarez, applicant, stated the purpose of this zoning request is to develop 3 residential dwellings on the subject property.

The following citizens appeared to speak:

Maria Gomez, spoke in favor.

Dominica Castillo, spoke in favor.

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 approval.

AYES: Salazar, Ornelas, Villarreal, Briones, Romero, McGee, Heard

NAY: None

THE MOTION CARRIED

28. ZONING CASE NUMBER Z2015039 (Council District 5): A request for a change in zoning from “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District and “MF-25 IDZ AHOD” Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District to “MF-18 IDZ AHOD” Limited Density Multi Family Infill Development Zone Airport Hazard Overlay District on 0.438 acres out of NCB 15, NCB 16, NCB A-15, NCB A-16 and NCB 6302; 326 Clay Street and a portion of 332 Clay Street. Staff recommends approval.

Staff mailed 35 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Lone Star Neighborhood Association.

Danae Falvo, representative, stated they are proposing to develop 5 townhomes on the subject property.

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 Heard to recommend a continuance until January 20, 2015.

AYES: Salazar, Ornelas, Villarreal, Briones, Romero, McGee, Heard

NAY: None

THE MOTION CARRIED

29. ZONING CASE NUMBER Z2015042 (Council District 5): 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 13, Block 7, NCB 8887; 406 Blue Ridge. Staff recommends denial.

Staff mailed 43 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood Association.

Eva Alvarez, representative, stated they are requesting this change in zoning to allow for two single family homes on the subject property.

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 Heard to recommend approval.

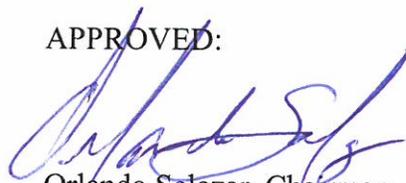
AYES: Salazar, Ornelas, Villarreal, Briones, Romero, McGee, Heard

NAY: None

THE MOTION CARRIED

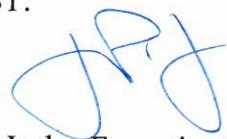
30. There being no further business, the meeting was adjourned at 5:51 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary