SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 17, 2015

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

3. Consideration of February 3, 2015 Zoning Commission Minutes.

A motion was made by Commissioner McFarland and seconded by Commissioner Shaw to approve minutes.

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2015057 (Council District 2):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 7.13 acres out of NCB 17738; 6900 - 7000 Block of Woodlake Parkway. Staff recommends approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2015082 (Council District 2):** A request for a change in zoning from "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 8, Block 9, NCB 651; 1332 East Cesar Chavez. Staff recommends approval pending Plan Amendment. (Associated Plan Amendment Case # 15016).

Staff mailed 29 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2015083 CD (Council District 2):** A request for a change in zoning from "C-3" General Commercial to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage to include Truck Repair on Lots 2, 3, 4, Block 8, NCB 16567; 8817, 8823, 8831 East Interstate Highway 10.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2015088 S (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Child Care-Licensed Child Care on Lot 10, Block 20, NCB 12280; 4635 Trailwood Street. Staff recommends approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2015089 (Council District 1):** A request for a change in zoning from :R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-5" Residential Mixed District and "NC" Neighborhood Commercial District on Lot A, Block 1, NCB 216; 933 North Flores. Staff recommends approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Five Points Owners Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2015090 (Council District 5):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on 0.64 and 0.96 acres out of Lot 39, Block 7, NCB 8733 on a portion of the 2100 Block of West Southcross Boulevard and a portion of the 100 Block of Fay Avenue. Staff recommends approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Quintana Community Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2015091 (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 2.977 acres out of NCB 11440; 4802 Bluff Street. Staff recommends approval.

Staff mailed 49 notices to the surrounding property owners, 3 returned in opposition and 0 returned in favor no response from Culebra Park Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

11. **ZONING CASE NUMBER Z2015084 CD (Council District 3):** 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 (Full Service) on a 0.869 acre tract of land out NCB 11166 located on a portion of the 9900 Block of Roosevelt Avenue. Staff recommends approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Villa Coronado Neighborhood Association.

Applicant/Representative not present.

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 Alvarado and seconded by Commissioner Heard to recommend a continuance until March 3, 2015.

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

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2015062 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 11 & 12, Block 119, NCB 8849 located at 1603 & 1607 West Hermosa. Staff recommends approval.

Staff mailed 21 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Jerry Arredondo, representative, stated the purpose of this request is to develop a medical office on the subject property. He further stated there was no home association in the area, and he has been in contact with the surrounding neighbors, who have not expressed 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 Alvarado to recommend denial.

AYES: Salazar, Alvarado, Ornelas, Briones, Romero, McGee
NAY: Shaw, McFarland, Heard

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2014233 S (Council District 1):** A request for a change in zoning from "HS H C-3R AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic District Airport Hazard Overlay District to "HS H C-2 S IDZ AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic District Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern without cover charge 3 or more days per week on 0.062 of an acre out of NCB 903; 318 Martinez Street. Staff recommends approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor no responses from La Vaca Neighborhood Association and Downtown Residents Association.

Drew Morros, Representative, stated the purpose of this request is to allow for a bar/restaurant on the subject property. She further stated renovations for the proposed bar/restaurant would not hinder the historic character of the structure.

The following citizens appeared to speak:

Danny Deglado, stated they have made contact with La Vaca Neighborhood Association, and has set up a meeting for March 3, 2015. Therefore, he would like to request a two week continuance.

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 Briones to recommend a continuance until March 17, 2015.

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

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2015085 (Council District 9):** A request for a change in zoning from "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Facility to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 26, NCB 11742; 11238 Baltic Drive. Staff recommends approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor

Ramon Karody, applicant, stated he is proposing to develop three residential custom homes on the subject property.

The following citizens appeared to speak:

Bao Nguyen, stated he does not oppose residential development.

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 Ornelas to recommend a continuance until March 3, 2015.

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

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2014239 (Council District 9):** A request for a change in zoning from "O-2 AHOD MLOD-1" High-Rise Office 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 Lot 33 and the south 118.1 feet of Tract 2, NCB 17860; 14235 Blanco Road. Staff recommends approval.

Staff mailed 14 notices to the surrounding property owners, 7 returned in opposition and 1 returned in favor and both Cadillac Drive and Churchill Estates Neighborhood Associations are in opposition. Staff also received more than 90 notices outside the 200 foot radius expressing opposition, 7 of which are within the 200 foot radius.

Bill Kaufman, representative, stated they are requesting this change in zoning to allow for a restaurant on the subject property. He stated he has met with the surrounding neighbors, and would like to amend his request to exclude Lot 2. He further stated, due to a potential buyer, he would like to request a continuance until May 19, 2015.

The following citizens appeared to speak:

Richard Hausman, spoke in opposition.

Trey Wilson, 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 Shaw to recommend a continuance until May 19, 2015.

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

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2015086 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the South 50 feet of A-12, Block A, NCB 6009. 1025 and 1027 Shook Avenue. Staff recommends approval.

Staff mailed 21 notices to the surrounding property owners, 3 returned in opposition and 0 returned in favor.

Steven Rice, representative, stated they are requesting this change in zoning to allow for a two story structure for apartments. He further stated they are trying to accommodate the surrounding neighbors concerns regarding parking and privacy.

The following citizens appeared to speak:

Anne Zanikos, spoke in opposition

Richard Zanikos, spoke in opposition

Debra Lundblade, 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 Heard to recommend approval.

AYES: Ornelas, Shaw, Briones, Romero, McFarland
NAY: Salazar, Alvarado, McGee, Heard

THE MOTION FAILED

MOTION TO RECONSIDER

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

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

THE MOTION CARRIED

2nd MOTION

A motion was made by Commissioner Heard and seconded by Commissioner McGee to recommend a denial.

AYES: Salazar, Alvarado, Heard
NAY: Ornelas, Shaw, Briones, Romero, McGee, McFarland

THE MOTION FAILED

Zoning case will automatically be continued for March 3, 2015.

17. There being no further business, the meeting was adjourned at 2:02pm.

APPROVED:

Orlando Salazar, Chairman

ATTEST:

John P. Jacks, Executive Secretary