

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
January 20, 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, Martinez, Romero, McGee, McFarland, Heard

ABSENT: Villarreal, Briones

3. Consideration of December 16, 2014 Zoning Commission Minutes.

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

All voted in affirmative.

COMBINED HEARING:

4. **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 4 returned in favor and no response from Downtown Residents Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2015054 (Council District 10): A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 17363; 3895 Chimney Springs Drive. Staff recommends approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2015063 (Council District 1): A request for a change in zoning from “MF-33” Multi-Family District to “L” Light Industrial District on a 1.03 acre tract of land out of NCB 11687 on a portion of the 5100 Block of West Avenue. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Dellview Area Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2015066 (Council District 2): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-25 PUD AHOD” Multi-Family Plan Unit Development Airport Hazard Overlay District on Lot 1 Block 2 NCB 13808; 5324 Randolph Boulevard. Staff recommends approval.

Staff mailed 36 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2015068 S (Council District 1): A request for a change in zoning from “D RIO-4 AHOD” Downtown River Improvement Overlay-4 Airport Hazard Overlay District and “D S RIO-4 AHOD” Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) to “D S RIO-4 AHOD” Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) on 1.031 acres out of NCB 929 on a portion of the 100 Block of East Cesar Chavez Boulevard, a portion of the 500 Block of South Flores Street and a portion of the 500 Block of South Main Avenue. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from neither King William nor Downtown Residents Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2015070 CD (Council District 2): A request for a change in zoning from “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with use for Tire Sales, “C-2 AHOD” Commercial Airport Hazard Overlay District, “RM-4 AHOD” Residential Mix Use Airport Hazard Overlay District, and “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with use for Motor Vehicle Sales {full service} on 0.706 acre tract of land out of Lot 27, 28, 29, 30, 31, 32, and 33 Block 20, NCB 1611 and the South Half (S 90 Feet) of Lot 47 and 48, Block 27 NCB 1610; 1317 and 1332 S New Braunfels Avenue; 505

and 511 Porter Street. Staff recommends approval, pending plan amendment. Staff mailed 34 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Denver Heights Residents Association .

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2015072 (Council District 8): A request for a change in zoning from “C-3” General Commercial District and “MF-33” Multi-Family District to “MF-40” Multi-Family District on Parcel 13, NCB 14857 on a portion of the 11000 Block of Huebner Oaks. 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 Heard and seconded by Commissioner McGee to recommend approval.

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

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2015074 CD (Council District 9): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in “I-2” on 3.248 acres out of Lots 15-19 and 46, NCB 11967; 305 Wolfe Road, 9916; 9922, 9930 Plymouth Avenue; 614 Portland Road. Staff recommends approval.

Staff mailed 32 notices to the surrounding property owners, 0 returned in opposition and 12 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

District 5 Cases

12. ZONING CASE NUMBER Z2015005 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 Caterers and Catering Shop (No On-Premises Food Services) on 0.53 acres out of Lot 1, Block H, NCB 6021; 400 Elvira Street. Staff recommends approval.

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

ZONING CASE NUMBER Z2015047 (Council District 5): A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two residences to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District with Outdoor Display of Merchandise and a Non-Commercial Parking Lot on Lots 11 and 12 and the south 76 feet of Lots 9 and 10, Block 4, NCB 8229; 4844 West Commerce Street & 106 South San Dario. Staff recommends approval.

Staff mailed 36 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

ZONING CASE NUMBER Z2015056 (Council District 5): 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 “C-2P” Commercial Pedestrian District and “RM-4” Residential Mixed District on Lot 12, NCB 2569; 316 East Cevallos. Staff recommends approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Lone Star Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McFarland and seconded by Commissioner Shaw to recommend a continuance until February 3, 2015.

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

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2014219 (Council District 3): A request for a change in zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “C-2NA MC-2 AHOD” Commercial Nonalcoholic Sales South Presa Metropolitan Corridor Airport Hazard Overlay District on 1.875 acres out of NCB 10920 on a portion of the 9000 Block of South Presa. Staff recommends approval, pending plan amendment.

Staff mailed 30 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 13 notices to the Planning Team.

Rob Killen, applicant, stated the purpose of this zoning request is to develop a Dollar General on the subject property. He stated he has met with the neighborhood association to present their proposal and address their concerns.

The following citizens appeared to speak:

Rebecca Clay-Flores, 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 Alvarado and seconded by Commissioner Heard to recommend a continuance February 3, 2015.

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

THE MOTION CARRIED

14. 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 Points Neighborhood Association. Staff mailed 23 notices to the Planning Team.

Applicant/Representative not present.

The following citizens appeared to speak:

Jeannine Reetz, 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 Romero to recommend denial.

AYES: Salazar, Alvarado, Ornelas, Shaw, Martinez, Romero, McGee, McFarland

NAY: Heard

THE MOTION CARRIED

15. 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 approval of “C-3 CD” General Commercial District with a Conditional Use for Construction Trades Contractors for Lot 25 and an alternative recommendation of “C-2 CD” Commercial District with a Conditional Use for 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 a construction contractor’s facility on the subject property. He state he would like to amend his request as staff recommended.

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 Martinez to recommend approval as amended.

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

THE MOTION CARRIED

16. 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 no response from Lone Star Neighborhood Association.

David Robertson, applicant, stated the purpose of this request is to allow for the development of 5 units on the subject property. He stated these units would have 2 car garages and additional parking of guest would be in the center by the island.

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 approval.

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

THE MOTION CARRIED

17. 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 AHOD CD” 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. Staff mailed 35 notices to the Planning Team.

Patrick Christensen, representative, stated they are proposing to develop a Motor Vehicle Sales (Full Service) on the subject property. He stated he has met with Culebra Neighborhood Association and have expressed their support.

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 Alvarado to recommend approval.

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

THE MOTION CARRIED

18. **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 a 1.471 acre tract of land out of NCB 17860; 14235 Blanco Road. Staff recommends approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff received 22 notices expressing opposition outside the 200 foot radius.

Ashley Farrimond, representative, stated they would like to request a continuance until February 17, 2015 as they will be meeting with Cadillac Neighborhood Association to address any concerns.

The following citizens appeared to speak:

Trey Wilson, spoke in opposition, however is in support of a 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 McGee and seconded by Commissioner Martinez to recommend a continuance until February 17, 2015.

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

THE MOTION CARRIED

19. **ZONING CASE NUMBER Z2015052 (Council District 8):** A request for a change in zoning from “I-1 MLOD” General Industrial Military Lighting Overlay District to “C-3 MLOD” General Commercial Military Lighting Overlay District on A 1.750 acre tract of land out of Lot 4, Block 1, NCB 19188; 5563 DeZavala Road. Staff recommends approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 41 notices to the Planning Team.

Rob Killen, representative, stated they are requesting this change in zoning to allow for pawn shop in the existing retail strip.

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 Martinez to recommend approval.

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

THE MOTION CARRIED

20. **ZONING CASE NUMBER Z2015058 (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 “IDZ NCD-5 AHOD” Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Single Family Uses on 0.064 acres out of Lot 18, NCB 3082; 201 Hickman Street. Staff recommends approval.

Staff mailed 25 notices to the surrounding property owners, 1 returned in opposition and 5 returned in favor and Beacon Hill Neighborhood Association is in favor.

Stephen Colley, representative, stated they are proposing to develop a single-family residential dwelling on the subject property.

The following citizens appeared to speak:

Mark Spielman, spoke in favor.

Nina Gutierrez, 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 McGee to recommend a continuance until February 3, 2015.

AYES: Salazar, Ornelas, Romero, McGee
NAY: Shaw, Martinez, McFarland, Heard

THE MOTION FAILED

MOTION TO RECONSIDER

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

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

THE MOTION CARRIED

2nd MOTION

A motion was made by Commissioner Martinez and seconded by Commissioner Shaw to recommend a continuance until February 3, 2015.

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

THE MOTION CARRIED

21. **ZONING CASE NUMBER Z2015061 CD (Council District 4):** 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 Cabinet Manufacturing and Repair on Lot 42, Block 32, NCB 15275; 5715 Five Palms Drive. 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 People Active in Community Efforts.

Russell Felan, representative, they are requesting this change in zoning to allow for a Cabinet Manufacturing and repair on the subject property. He stated he has met with the neighborhood association who has expressed their support.

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

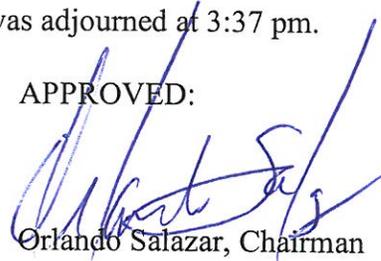
A motion was made by Commissioner Salazar and seconded by Commissioner Shaw to recommend approval.

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

THE MOTION CARRIED

22. There being no further business, the meeting was adjourned at 3:37 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary