

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 15, 2014**

1. The Zoning Commission of the City of San Antonio met in the 2nd Floor, Training 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, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

ABSENT: Boyd, Ornelas

3. Consideration of July 1, 2014 Zoning Commission Minutes.

All voted in affirmative.

Z2014156

Alma Lopez, applicant, stated she would like to amend her request from “C-3” to “C-2” to follow staff recommendation.

Commissioner Martinez arrived at 1:07 pm

COMBINED HEARING:

4. ZONING CASE NUMBER Z2014146 (Council District 10): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 PUD AHOD” Residential Single-Family Planned Unit Development Airport Hazard Overlay District (on 7.9052 acres out of Lots 2, 3, 4, 5, 6, 13, and Lot 14) and “C-2 AHOD” Commercial Airport Hazard Overlay District (on 1.313 acres out of Lot 1) on Lots 2, 3, 4, 5, 6, 13, 1.313 acres out of Lot 1, and 1.174 acres out of Lot 14, Block A, NCB 15704; 14615 Durham Drive and a portion of the 4600 Block of Stahl Road. Staff recommends approval, pending plan amendment.

Staff mailed 55 notices to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no responses from El Chaparral/Fertile Valley nor Pepperidge Neighborhood Associations.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014154 HL (Council District 1): A request for a change in zoning from “C-2 NCD-2 AHOD” Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “RM-4 NCD-2 AHOD” Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “C-2 HL NCD-2 AHOD” Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “RM-4 HL NCD-2 AHOD” Historic Landmark Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records; 2822 North Flores Street. Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on March 7, 2014.

Staff mailed 31 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Alta Vista Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014156 (Council District 2): A request for a change in zoning from “R-5” Residential Single-Family District to “C-3” General Commercial District on 2 acres out of Tract 2 (also known as Lot 2C), NCB 10757; 1825 (also known as 1845) South W.W. White Road. Denial, with alternate recommendation for Approval of “C-2” Commercial District.

Staff mailed 15 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Dellcrest Area Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Villarreal and seconded by Commissioner Romero to recommend approval “C-2” as amended by the applicant.

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

THE MOTION CARRIED

Commissioner Briones arrived at 1:10 pm

7. ZONING CASE NUMBER Z2014190 (Council District 1): A request for a change in zoning from “R-6 NCD-2 AHOD” Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “RM-5 NCD-2 AHOD” Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 13, 14 and the west 10 feet of Lot 15, Block 3, NCB 6425; 415 West Elsmere Place. Staff recommends approval.

Staff mailed 33 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Alta Vista Neighborhood Association is not in opposition and Monte Vista Historical Association did not respond.

COMMISSION ACTION

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

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

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014191 (Council District 10): A request for a change in zoning from “C-3 IH-1 AHOD” General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to “L IH-1 AHOD” Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 13.135 acres out of Parcel 3, NCB 15911 on portions of the 11100 - 11200 Blocks of Interstate Highway 35 North. Staff recommends approval, pending plan amendment.

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 Villarreal and seconded by Commissioner Romero to recommend approval.

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

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014192 CD (Council District 2): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Truck Parts/Accessory Installation – No Mechanical Service Permitted on 2 acres out of Parcel 18, NCB 17990; 8265 IH-10 East. 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 Romero to recommend approval.

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

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2014193 (Council District 10): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 1, 2, 8, 9, 10, and 11, Block 1, NCB 12571 and Lot 5, Block 5, NCB 12575; 8800 - 8856 Broadway, 8705 - 8745 and 8706 Botts Lane. Staff recommends approval.

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

COMMISSION ACTION

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

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

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2014194 (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 1.181 acres out of Lot 8, NCB 12328 on a portion of the 7400 Block of South Zarzamora Street. Staff recommends approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

12. ZONING CASE NUMBER Z2014173 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.5736 of an acre out of NCB 16549 on a portion of 9003 Interstate Highway 10 East. Staff recommends approval, pending plan amendment.

Staff mailed 4 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 29 notices to the Planning Team.

Michael Pate, representative, stated he currently had an active electrical fence to the rear of the property, however, due to recent criminal activity they are requesting this change to allow for an electric security fence to be erected in the front of the property. He stated he has met with the Councilwoman and Commissioner Shaw who have expressed their support.

The following citizens appeared to speak:

Earl Cook, 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 Martinez to recommend approval.

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

THE MOTION CARRIED

13. 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.

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. Staff mailed 15 notices to the Planning Team.

Andrew C. Guerrero, representative, stated they are requesting this change in zoning to allow for an indoor auto paint and body shop on the subject property. He further stated they have designed their project to be an enclosed climate controlled facility to limit noise pollution and paint fumes. He stated they have met with the neighborhood association and Pre K representatives and have agreed on recommendations they have requested such as hours of operation and no vehicles be towed by wreckers on to the proposed facility and background check on all employees.

The following citizens appeared to speak:

Peter Zanoni, Deputy City Manager, spoke in opposition. He stated he would like to request this case be continued as they were still working on addressing the concerns since the property was adjacent to the City's Pre-K South Facility. Additionally, Mr. Zanoni asked the case be continued to allow the Zoning District representative to be present and provide his recommendation on the rezoning.

Kathy Brooks, COSA Pre-K, spoke in opposition also requesting a continuance to address concerns.

Maria Luis Alvarado, Hot Wells Neighborhood Association, stated she has met with the applicant but would like to continue discussions in order to incorporate the conditions the city is proposing.

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 Z2014199 S (Council District 4): A request for a change in zoning from “RP” Resource Protection District and “RP AHOD” Resource Protection Airport Hazard Overlay District to “RP S” Resource Protection District with a Specific Use Authorization for a Private Recreation Facility and “RP S AHOD” Resource Protection Airport Hazard Overlay District with a Specific Use Authorization for a Private Recreation Facility on Lot 1, Block 3, NCB 16458 save an except the southwest irregular 934.2 feet located outside the City Limits of San Antonio; 3445 Fest Road (also known as 3012 Jett Road). Staff recommends approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 30 notices to the Planning Team.

Jason Diamond, engineer, stated they are requesting this change in zoning to allow the development of a Boy Scout recreational facility 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 Salazar and seconded by Commissioner McFarland to recommend approval.

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

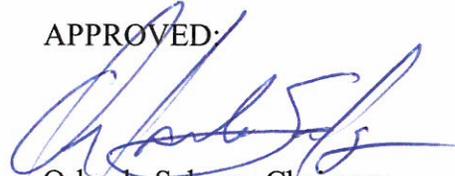
THE MOTION CARRIED

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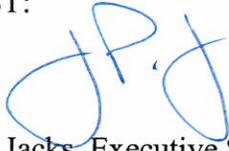
15. There being no further business, the meeting was adjourned at 2:31 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary