

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 18, 2014**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas

ABSENT: Boyd, Martinez

COMBINED HEARING:

3. **ZONING CASE NUMBER Z2014074 (Council District 10):** A request for a change in zoning from “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering to “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on 1.862 acres out of Lot 1, NCB 14088; 9315 Broadway. Staff recommends approval.

Staff stated there were 18 notices mailed out to the subject property owners, 1 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, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas

NAY: None

THE MOTION CARRIED

4. **ZONING CASE NUMBER Z2014065 CD (Council District 2):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Parking and Transient Vehicle Storage on Lot 10, Block 1, NCB 13801; 5234 Sherri Ann Road. Staff recommends approval.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor

COMMISSION ACTION

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

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014095 HL (Council District 3): A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “MF-33 HL AHOD” Historic Landmark Multi-Family Airport Hazard Overlay District on Lots 11 and 12, Block 35, NCB 3303; 544 Hammond Avenue. Staff recommends approval.

Staff stated there were 22 notices mailed out 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, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014098 (Council District 6): 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 29, Block 18, NCB 16528; 2423 Suzette Avenue. Staff recommends approval.

Staff stated there were 27 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor and no response from Cable Westwood Neighborhood Association.

Juan Carlos Franco, owners, stated he would like to amend his request to “C-2NA”.

COMMISSION ACTION

A motion was made by Commissioner Villarreal and seconded by Commissioner Romero to recommend approval of amendment to “C-2NA AHOD”.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014100 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 Motor Vehicle Sales (Full Service) on Lot 3, Block 1, NCB 11252; 7123 Somerset Road. Staff recommends approval.

Staff stated there were 14 notices mailed out 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.

Daniel Ortiz, representative for Zoning Case Z2014100 CD, stated he would like to amend his request to add a condition to limit cars under repair to no more than 20 at any one time and no car under repair for 30 consecutive days.

Commissioner Villarreal and Commissioner Romero accepted the friendly amendment.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014102 CD (Council District 2): A request for a change in zoning from “C-3 S AHOD” General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Mini-Storage over 2.5 acres to “C-3 CD AHOD” General Commercial District with a Conditional Use for Automobile, Marine and Oversized Vehicle Storage on Lot 1, Block 4, NCB 16927; 6110 Walzem Road. Staff recommends approval.

Staff stated there were 8 notices mailed out 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, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014108 CD (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the north 82.94 feet of Lots 11, 12 and 13, Block 4, NCB 1361; 626 and 630 North New Braunfels Avenue. Staff recommends approval with conditions.

Staff stated there were 39 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 in favor and no responses from neither Harvard Place/Eastlawn nor Dignowity Neighborhood Associations.

COMMISSION ACTION

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

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2014113 CD (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto - Parking and/or Storage - Long Term on Parcel 111A, NCB 11186; 2431 Navajo Street. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

COMMISSION ACTION

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

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

11. Approval of the March 4, 2014 Zoning Commission Minutes.

All voted in affirmative.

Chairman Salazar stated the following cases will not be considered as they have been withdrawn or postponed as per the applicant's request.

- Z2014101 – Withdrawn
- Z2014104 – Postponed
- Z2014105 – Postponed
- Z2014107 – Postponed
- Z2014111 – Withdrawn
- Z2014080 – Postponed

INDIVIDUAL CONSIDERATION:

12. **ZONING CASE NUMBER Z2014110 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 a Professional Office on Lot 16, Block 5, NCB 10605; 202 Adolph. Staff recommends approval with conditions.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and no response from Tierra Linda Neighborhood Association.

Edward Campos, representative, stated he would like to request a continuance to submit an amended site plan.

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 Middleton to recommend a continuance until April 1, 2014.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas

NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2014091 CD (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 12 and 13, Block 1, NCB 14947; 5663

Randolph Boulevard and a portion of 10507 Bledsoe (also known as 5671 Randolph Boulevard). Staff recommends approval.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 in favor and Royal Ridge Neighborhood Association is in favor with conditions. Staff received 1 response outside the 200 foot radius in opposition.

Joseph Logue, applicant, stated since the last public hearing he has met with the president of Royal Ridge Neighborhood Association and Mr. Robbins and feels all issues have been addressed.

The following citizens appeared to speak:

Bob Robbins, representing president of Royal Ridge Neighborhood Association, stated they are in opposition.

Bobby Younts, President Royal Ridge Garden Homes I, 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 McFarland and seconded by Commissioner Ornelas to recommend denial.

AYES: Salazar, McFarland, Briones, Ornelas

NAY: Middleton, Villarreal, Shaw, Romero

MOTION FAILED

2ND MOTION

A motion was made by Commissioner Romero to recommend approval with the added condition of no more than 12 automobiles.

Commissioner Villarreal added a friendly amendment to include staff's conditions. Commissioner Romero and Commissioner Shaw seconded the motion.

AYES: Salazar, Middleton, Villarreal, Shaw, Romero

NAY: McFarland, Briones, Ornelas

MOTION FAILED

Chairman Salazar stated this is the 2nd public hearing for his case, this case will move forward to City Council with a recommendation of denial from Zoning Commission.

14. ZONING CASE NUMBER Z2014097 (Council District 5): 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 not to exceed 25 units per acre on 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16; 302 Clay Street. Staff recommends approval, pending plan amendment.

Staff stated there were 31 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 in favor and no response from Lone Star Neighborhood Association.

Justin Day, stated the purpose of this request is to allow for the development of single family dwellings on the subject property.

The following citizens appeared to speak:

Martha Sandoval, 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 Briones for denial.

Commissioner Briones withdrew his motion.

A motion was made by Commissioner Briones and seconded by Commissioner Shaw to recommend a continuance until April 1, 2014.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas
NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2014099 (Council District 3): A request for a change in zoning from “C-3” General Commercial District to “MF-25” Low Density Multi-Family District on 21.1981 acres out of NCB 10847 on a portion of the 7200 Block of South WW White Road. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor.

Chuck Christian, stated the purpose of this request is to allow for the multi-family residential development on the subject property.

The following citizens appeared to speak:

William Travis, spoke in opposition.

Carlton Catalapi, 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 Villarreal and seconded by Commissioner Romero to recommend a continuance until April 1, 2014.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Ornelas

NAY: None

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2014085 (Council District 3): A request for a change in zoning from "MH H RIO-4 AHOD" Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24; 1515 Mission Road. Staff recommends approval, pending plan amendment.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

Bill Kaufman, representative, stated he has been in contact with Commission Boyd, who is out ill today, would like to request a two week continuance.

The following citizens appeared to speak:

Christian Amador, spoke in opposition.

Nicole Elizalde, spoke in opposition.

Elida Rodriguez, spoke in opposition.

Sherry Posey, spoke in opposition.

Mary C. Flores, spoke in opposition.

Anna Cortez, spoke in opposition.

Idalia Perez, spoke in opposition.

Suzanna Segura, spoke in opposition.

Paul Pipkin, spoke in opposition.

Brady Alexander, spoke in opposition.

Marisol Cortez, read a letter in opposition into the record.

Mary Salinas, spoke in opposition.

Leonardo Trevino, spoke in opposition.

Maria Beriozabal, 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.

Commissioner McFarland left at 4:44 pm.

COMMISSION ACTION

A motion was made by Commissioner Villarreal and seconded by Commissioner Ornelas to recommend denial.

AYES: Salazar, Briones, Villarreal, Shaw, Ornelas

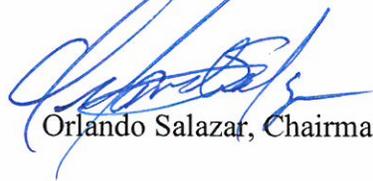
NAY: Middleton, Romero

THE MOTION FAILED

Chairman Salazar stated this is the 2nd public hearing for his case, this case will move forward to City Council with a recommendation of denial from Zoning Commission.

17. There being no further business, the meeting was adjourned at 5:20 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary