

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 4, 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, Boyd, Martinez, Ornelas

ABSENT: None

3. Approval of the February 18, 2014 Zoning Commission Minutes.

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2014025 (Council District 7):** 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 “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 54 through 60, Block 5, NCB 14513; Lots 1 through 7 and Lots 56 through 62, Block 6, NCB 14514; Lots 1 through 6, Block 7, NCB 14515; and Lots 1 through 7, Block 8, NCB 14516 on a portion of the 200 and 300 blocks of Dulce on a portion of the 5400 block of Greyrock Drive, and a portion of the 5400 block of Bakersfield. Staff recommends approval.

Staff stated there were 96 notices mailed out to the subject property owners, 2 returned in opposition and 1 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner Middleton and seconded by Commissioner Briones to recommend approval.

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014064 CD (Council District 10): 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 a Parking Lot - Noncommercial on Lot 15, Block 1, NCB 14947; 106 Goforth Drive. Staff recommends approval with conditions.

Staff stated there were 23 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 Middleton and seconded by Commissioner Briones to recommend approval.

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014076 (Council District 2): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Mini-warehouse and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on 61.9746 acres out of NCB 17699 and NCB 16554 on portions of the 6600 Block of North Graytown Road. Staff recommends approval, pending plan amendment.

Staff stated there were 15 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 Middleton and seconded by Commissioner Briones to recommend approval.

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014082 HL (Council District 1): A request for a change in zoning from “MF-33 NCD-2 AHOD” Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District, “C-2 NCD-2 AHOD” Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “O-2 NCD-2 AHOD” High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “MF-33 HL NCD-2 AHOD” Historic Landmark Multi-Family Alta Vista Neighborhood Conservation Airport

Hazard Overlay District, "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-2 HL NCD-2 AHOD" Historic Landmark High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District on 0.879 of an acre out of Lots 6, 7, 8, 14, 15 and 16, Block 10, NCB 1890 on a portion of 602 and 606 West French Place. Staff recommends approval.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Alta Vista Neighborhood Association and Monte Vista Historical Association are in support and no response from The Tobin Hill Community Association.

COMMISSION ACTION

A motion was made by Commissioner Middleton and seconded by Commissioner Briones to recommend approval.

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

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2014092 (Council District 5):** A request for a change in zoning from "I-1 HS AHOD" Historic Significant General Industrial Airport Hazard Overlay District to "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District on the north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569; 1502 South Flores Street. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no responses from neither Lone Star nor Collins Garden Neighborhood Associations.

COMMISSION ACTION

A motion was made by Commissioner Middleton and seconded by Commissioner Briones to recommend approval.

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

Commissioner Martinez arrived at 1:22 pm

9. ZONING CASE NUMBER Z2014038 ERZD (Council District 9): A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and “C-2NA ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “O-1.5 ERZD MLOD-1” Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 6.636 acres out of NCB 17586 on a portion of the 19000 Block of Redland Road. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 returned in favor and no response from Encino Park Home Owners Association. Staff mailed 39 notices to the Planning Team.

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

Ashley Farrimond, representative, stated they are proposing professional office use or a school on the subject property. She stated they have been working with Encino Park Home Owners Association and have reached an agreement. She further stated they have agreed on any one story building located on the property would be a minimum of 100 feet from the San Antonio Christian School property line. Two-story building would be at a minimum of 150 feet from San Antonio Christian School property line and there will be no third-story building. In addition, they have agreed on screening provisions, dumpster enclosures, air conditioning screening and landscaping.

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 Middleton and seconded by Commissioner Martinez to recommend approval with SAWS recommendations.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez

NAY: Ornelas

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2014094 S (Council District 2): A request for a change in zoning from “RM-4 H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District and “RM-4 CD H AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Triplex to “C-1 S H AHOD” Light Commercial Dignowity Hill Historic Airport Hazard Overlay District with a Specific Use

Authorization for a Parking Lot - Noncommercial Requiring Demolition of a Dwelling Unit on Lots 2, 3, 4, 5, 6, 7, and the east 72.33 feet of Lots 8 and 9, the east 1/2 of Block 7, NCB 584; 301, 305, 309, 313, 315, 319, 323, & 327 North Olive Street. Staff recommends approval, pending plan amendment.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor and no response from Dignowity Hill Neighborhood Association. Staff mailed 22 notices to the Planning Team.

John Osten, Senior Planner, presented item and recommended approval.

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, Middleton, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2014091 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 12 and 13, Block 1, NCB 14947; 5663 Randolph Boulevard. Staff recommends approval.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition, 1 response received in opposition outside the 200 foot radius and 2 in favor and no response from Royal Ridge Neighborhood Association.

Joe Logue, applicant, stated he is requesting this change in zoning to allow for a used auto sales facility on the subject property to not exceed 12 vehicles.

The following citizens appeared to speak:

Bobby Younts, spoke in opposition.

Lee Mays, spoke in opposition.

Bob Robbins, 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 Boyd to recommend denial.

MOTION WAS WITHDRAWN

2n MOTION

A motion was made by Commissioner McFarland and seconded by Commissioner Martinez to recommend a continuance until March 18, 2014.

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

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2013195 (Council District 6): A request for a change in zoning from "DR" Development Reserve to "I-1" General Industrial District on Lot 10, NCB 34449 on a portion of the 6000 block of Leslie Road. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and 2 written responses received in opposition outside the 200 foot radius.

Debbie Racca-Sittre, Capital Improvement Management Services, presented item and recommended approval.

The following citizens appeared to speak:

Joe Sullivan, President Bridgewood Estates, spoke in opposition.

Terry Mucker, spoke in opposition.

Stephanie Needham, spoke in opposition. (*Bernice Jackson gave his time to Stephanie Needham*)

Dan Elizondo, spoke in opposition. (*Felix Sisnero and Mario Ramirez gave their time to Dan Elizondo*)

Michael Conley, spoke in opposition.

David Alvarado, spoke in opposition.

Carlos Febus, spoke in opposition.

Cassandra Pena, spoke in opposition.

Dale Staffel, spoke in opposition.

Mary Palomino, spoke in opposition.

Nancy Hernandez, spoke in opposition.

Claudia Sisnero, spoke in opposition.

Rosalinda Critchley, spoke in opposition.

Jason Critchley, spoke in opposition.

Meva Brandon, spoke in opposition.

Jacqueline Garibay, spoke in opposition.

Rosa Salazar, spoke in opposition.

Gloria Escobedo, spoke in opposition.

Carissa Razzo, spoke in opposition. (*Benito Ortiz gave his time to Carissa Razzo*)

Joreda Nelson, spoke in opposition.

Samuel Jury, spoke in opposition.

Eliezer Quiros, spoke in opposition.

Jessica Ramirez, spoke in opposition.

Michael Moreno, spoke in opposition.

Melissa Fuentes, spoke in opposition.

Greg Garvey, spoke in opposition.

Tracey Curran, spoke in opposition. (*Elizabeth Murrill gave her time to Tracey Gurrán*).

Michael Brien, spoke in opposition.

Ross Razzo, spoke in opposition.

Clenton Raynes, spoke in opposition.

Jan Wells, spoke in opposition.

Elisandra Quiros, 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 Martinez and seconded by Commissioner Romero to recommend approval.

After commission discussion, Commissioner Martinez rescinded his motion to approve.

MOTION WITHDRAWN

2nd MOTION

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

AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

Catherine Hernandez, Planning Manager, stated Zoning Case Z2014093 has been withdrawn as per the applicant's request.

13. Consideration and recommendation regarding proposed Amendments to Chapter 35 of the Municipal Code, the Unified Development Code, related to the addition of a Downtown Design Guide.

Mark Brodeur, Assistant Director, Planning and Community Development, presented item and recommended approval.

Chris Looney, DSD Policy Administrator, presented the proposed design guide.

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.

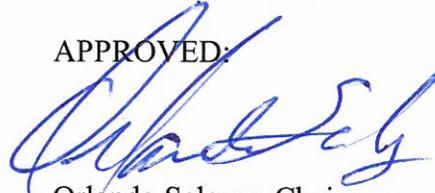
AYES: Salazar, McFarland, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

14. There being no further business, the meeting was adjourned at 5:00 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary