

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 2, 2014**

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, Villarreal, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

ABSENT: Ornelas

3. Consideration of August 5, 2014 Zoning Commission Minutes.

All voted in affirmative.

Consideration of August 19, 2014 Zoning Commission Minutes.

All voted in affirmative.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2014220-CD (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor on 2.05 acres out of Lots 2, 3, and 4, Block 6, NCB 10938; 712, 720, and 728 Hot Wells. Staff recommends approval, pending plan amendment.

Staff mailed 31 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Highland Hills Neighborhood Association is in favor.

Melanie Chaney, applicant, stated she would like to amend her request to C-2NA CD AHOD”.

COMMISSION ACTION

A motion was made by Commissioner Heard and seconded by Commissioner Shaw to recommend approval as amended by applicant to “C-2NA CD AHOD”.

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2014223 (Council District 3): A request for a change in zoning from “O-1 RIO-4 AHOD” Office River Improvement Overlay-4 Airport Hazard Overlay District to “NC RIO-4 AHOD” Neighborhood Commercial River Improvement Overlay-4 Airport Hazard Overlay District on the north 137.5 feet of Lot 124, Block 2, NCB 2977; 815 Steves Avenue. Staff recommends approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Roosevelt Park Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2014176 CD (Council District 5): A request for a change in zoning from “C-3R GC-2 AHOD” General Commercial Restrictive Alcoholic Sales Highway 151 Gateway Corridor Airport Hazard Overlay District to “C-2 CD GC-2 AHOD” Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Conditional Use 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 1.299 acres out of Lot 35, NCB 8670 on a portion of 2842 Castroville Road. Staff recommends approval with conditions.

Staff mailed 25 notices to the surrounding property owners, 3 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2014197 (Council District 3): A request for a change in zoning from “MR AHOD” Military Reservation Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 13.46 acres out of NCB 10879; 8010 Aeromedical Road. Staff recommends approval, pending plan amendment.

Staff mailed 2 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hot Wells Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2014227 (Council District 1): A request for a change in zoning from “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District on Lots 12 and 13, Block 1, NCB 1890; 127 West Craig Place. Staff recommends approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Monte Vista Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2014232 CD (Council District 2): A request for a change in zoning from “R-4” Residential Single-Family District and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair on Lots 1, 2, 6 & 7, Block 1, NCB 10331; 518 Roland Avenue. Staff recommends approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

Chairman Salazar stated the Zoning Case Z2014214 will not be considered as it has been postponed as per the applicant's request and Zoning Case Z2014228, has been pulled.

10. Election of Officers.

Catherine Hernandez, Planning Manager opened the floor for Vice-Chair nominations.

Commissioner McFarland nominated Commissioner Villarreal for Vice-Chair seat and was seconded by Commissioner Romero.

All voted in affirmative.

Commissioner Romero made a motion to continue the nomination for Pro-Tem seat until September 16, 2014 and was seconded by Commissioner Heard.

All voted in affirmative.

INDIVIDUAL CONSIDERATION:

11. **ZONING CASE NUMBER Z2014201 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on Parcel 19, County Block 4283; 11021, 11027, and 11033 Pleasanton Road. Staff recommends approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 30 notices to the Planning Team.

Robert Shipley, applicant, stated the purpose of this rezoning request is to allow for renovation of the existing mobile home park.

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 Heard to recommend approval.

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

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2014212 (Council District 4): A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 37A, NCB 15259 on a portion of the 6000 Block of Medina Base Road. Staff recommends approval, pending plan amendment.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from People Active in Community Efforts. Staff mailed 29 notices to the Planning Team.

ZONING CASE NUMBER Z2014213 (Council District 4): A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District (on 1.956 acres) and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres) on 5.683 acres out of Parcel 37, NCB 15261 on a portion of the 7200 Block of Five Palms Drive. Staff recommends approval, pending plan amendment.

Staff mailed 43 notices to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from People Active in Community Efforts. Staff mailed 29 notices to the Planning Team.

Applicant/Representative not present.

The following citizens appeared to speak:

Marsha Meredith, expressed concerns with the type of business that would be in operation.

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 Villarreal to recommend a continuance until October 21, 2014.

AYES: Salazar, Villarreal, Shaw, Briones, 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-2 MC-2 AHOD” Commercial 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 Street. 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 14 notices to the Planning Team.

Ashley Farrimond, representative, stated she would like to request a two week continuance to meet with the surrounding neighbors.

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 Shaw to recommend a continuance until September 16, 2014.

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2014215 (Council District 7): A request for a change in zoning from “RE AHOD” Residential Estate Airport Hazard Overlay District to “R-20 AHOD” Residential Single-Family Airport Hazard Overlay District on 1.645 acres out of Tract 7, Block K, NCB 14663; 6850 Oxford Trace. Staff recommends approval, pending plan amendment.

Pedro G. Vega, Case Manger, stated Planning Commission continued the Plan Amendment to September 10, 2014 therefore this case will be continued to our September 16, 2014 Zoning Commission Hearing.

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 McFarland to recommend a continuance until September 16, 2014.

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2014229 (Council District 5): A request for a change in zoning from “C-2 HS RIO-4 AHOD” Historic Significant Commercial River Improvement Overlay-4 Airport Hazard Overlay District and “C-3 HS RIO-4 AHOD” Historic Significant General Commercial River Improvement Overlay-4 Airport Hazard Overlay District to “IDZ HS RIO-4 AHOD” Historic Significant Infill Development Zone River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, “MF-25” Low Density Multi-Family District, and a Bar and/or Tavern Without Cover Charge 3 or More Days per Week on Lot 21, NCB A-14 on the 100 Block of Blue Star and a portion of the 1400 Block of South Alamo Street. Staff recommends approval.

Staff mailed 27 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no responses from neither King William nor Lone Star Neighborhood Associations.

Chevin Hutchison, applicant, stated he would like to request a continuance to met with the adjacent land owners and neighborhood associations.

The following citizens appeared to speak:

Cherise Bell, stated she would like to reserve her comments until after she meets with the applicant to resolve their issues.

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 Shaw to recommend a continuance until September 16, 2014.

AYES: Salazar, Villarreal, Shaw, Briones, Romero, McGee, McFarland

NAY: None

RECUSED: Heard

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2014231 (Council District 5): A request for a change in zoning from “D H HS AHOD” Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District, “D H AHOD” Downtown Cattleman Square Historic Airport Hazard Overlay District and “I-1 H AHOD” General Industrial Cattleman Square Historic Airport Hazard Overlay District to “D H HS AHOD” Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District and “D H AHOD” Downtown Cattleman Square Historic Airport Hazard Overlay District on Lot 26, Block 84, NCB 265; 910 and 928 West Commerce Street and 605 Buena Vista Street. Staff recommends approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 66 notices to the Planning Team.

Ashley Farrimond, representative, stated she would like to request a two week continuance to meet with the surrounding neighbors.

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 Villarreal to recommend a continuance until September 16, 2014.

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

THE MOTION CARRIED

Commissioner Martinez arrived at 2:58 pm

17. ZONING CASE NUMBER Z2014230 CD (Council District 1): A request for a change in zoning from "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "RM-4 CD NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Art Gallery on the south 44 feet of Lots 5 & 6, Block 48, NCB 1872; 115 Michigan Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 23 notices to the surrounding property owners, 0 returned in opposition and 7 returned in favor and Beacon Hill Neighborhood Association is in favor. Staff mailed 11 notices to the Planning Team. Additional notices received from property owners outside 200 foot radius, 12 received in favor and 14 received in opposition.

Rob Killen, representative, stated they are requesting this change in zoning to allow for an art gallery on the subject property. He stated they have met with the adjacent property owners who have expressed their support.

Celeste Wackenhut, applicant, stated she resides and has resided at 115 Michigan for approximately 2 years. She stated she is requesting this change in zoning to continue to reside at the subject property and also operate an art gallery. She stated they have been working with the surrounding property owners who are in support of the proposed request.

The following citizens appeared to speak:

Jerry Lockey, spoke in favor.

Billy Lambert, spoke in favor.

Barbara Warren, spoke in favor.

Cynthia Spielman, spoke in favor.

Cosima Colvin, spoke in favor,

Celeste Wackenhut, spoke in favor.

Maria Corona, spoke in favor.

Enrique Valdivia, spoke in favor.

Jim Rutkowski, St. Ann's Parish, spoke in favor.

Jessica Fuentes, 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 Briones to recommend approval.

AYES: Villarreal, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard
NAY: Salazar

THE MOTION CARRIED

18. Consideration and recommendation regarding proposed amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to establish "MPOD" Mission Protection Overlay Districts.

Corey Edwards, 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 Villarreal and seconded by Commissioner Shaw to recommend approval.

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

THE MOTION CARRIED

19. There being no further business, the meeting was adjourned at 3:58 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary