

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 3, 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 January 20, 2015 Zoning Commission Minutes.

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

All voted in affirmative.

COMBINED HEARING:

4. **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 4 returned in favor and no response from Avenida Guadalupe Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. 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 and 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.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. 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 2 returned in favor and no response from Lone Star Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. 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 Residential 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, 0 returned in opposition and 5 returned in favor and Beacon Hill Neighborhood Association is in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. 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.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2015055 (Council District 2): A request for a change in zoning from “C-1 H AHOD” Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to “IDZ H AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in “C-2P” Commercial Pedestrian District on Lots 16-17, Block 8, NCB 583; 309 North Hackberry Street and 527 Center Street. Staff recommends approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Dignowity Hills Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2015067 (Council District 2): A request for a change in zoning from “H R-6 AHOD” Residential Single Family Dignowity Hill Historic Airport Hazard Overlay District to “H IDZ AHOD” Infill Development Zone Dignowity Hill Airport Hazard Overlay District with single-family residential uses not to exceed 16 units an acre on Lot 5 Block 22 NCB 537; 422 Hays Street. Staff recommends approval, pending plan amendment.

Staff mailed 38 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Dignowity Hills Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2015071 (Council District 2): A request for a change in zoning from “C-3 IH-1 AHOD” General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and “MF-33 IH-1 AHOD” Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District to “I-1 IH-1 AHOD” General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 1 Block 17, NCB 13778; 10026 N IH 35. Staff recommends approval.

Staff mailed 43 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2015076 HL (Council District 2): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 HL AHOD” Residential Single-Family Historic Landmark Airport Hazard Overlay District on the South 45 feet of Lot 16, Block 5, NCB 6004; 614 North Palmetto. Staff recommends approval.

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

COMMISSION ACTION

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

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

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2015078 (Council District 8): A request for a change in zoning from “R-6” Residential Single-Family District to “C-2NA” Commercial Nonalcoholic Sales District on 0.1622 acres (7,067 square feet) out of NCB 14702 on a portion of the 9500 Block of Huebner Road. Staff recommends approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Oakland Estates Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2015079 (Council District 10): A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and “C-3R MC-3 AHOD” General Commercial Restrictive Alcohol Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District on Lot 23, Block 34, NCB 9073; 1253 Austin Highway. Staff recommends approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Terrell Heights Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2015080 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 an Assisted Living Facility with no more than 12 residents on Lots 14 and 15, Block 107, NCB 7205; 1013 Clower Street. Staff recommends approval.

Staff mailed 36 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Central Los Angeles Heights Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2015081 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 Manufactured Home/Oversize Vehicle Sales, Service or Storage on 3.004 acres out of NCB 18226; 11460 I-10 E. Staff recommends approval, pending plan amendment.

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 Romero and seconded by Commissioner Heard to recommend approval.

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

17. ZONING CASE NUMBER Z2015062 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 11 & 12, Block 119, NCB 8849; 1603 and 1607 West Hermosa. Staff recommends approval, pending plan amendment.

Staff mailed 21 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 27 notices to the Planning Team.

Jerry Arredondo, representative, stated he would like to request amend their request to include the "NA" Non-Alcoholic designation and would also like to request a two week 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 Ornelas and seconded by Commissioner McFarland to recommend a continuance until February 17, 2015.

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

NAY: None

THE MOTION CARRIED

18. ZONING CASE NUMBER Z2015073 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Animal Clinic on a 0.067 of an acre out of Lot 4, Block 3, NCB 17601; 20210 Stone Oak Parkway. Staff recommends approval.

Commissioner Martinez arrived at 1:26 pm.

Staff mailed 5 notices to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Ashley Farrimond, representative, stated they are requesting this change in zoning to allow for the development of a veterinary clinic on the subject property. She stated they have met with SAWS representative and are in agreement with their recommendations.

Mike Barr, San Antonio Water Systems, presented their recommendation of 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 McGee and seconded by Commissioner Shaw to recommend approval.

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

THE MOTION CARRIED

19. ZONING CASE NUMBER Z2015077 S ERZD (Council District 9): A request for a change in zoning from "C-3 ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Motor Vehicle Sales and Tire Repair - Auto and Small Truck (Sales/Install ONLY, No Mechanical Service Permitted) on 4.563 acres out of Lot 1, Block 2, NCB 15671; 2106 East Sonterra Boulevard and 2103 North Loop 1604 East. Staff recommends approval, pending plan amendment.

Staff mailed 6 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 39 notices to the Planning Team.

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

Matthew Mefford, Tesla Motors, representative, stated they are requesting this change in zoning to allow for a small electric vehicles sales area with a tire and alignment repair facility on the subject property. He stated the structure would be a 2 story facility with the sales are to be on the second floor and the repair center to be located on the 1st floor. He stated he has met with SAWS representative and are in agreement with their recommendations.

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 Romero to recommend approval with SAWS recommendation also to include the following condition:

- There shall be no more than 3 automotive batteries stored at any time on the site and no automotive batteries shall remain on this site for more than 10 days. Delivery invoices and shipment records shall be maintained at the site for review by SAWS or other oversight agencies.

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

NAY: None

THE MOTION CARRIED

20. 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 NA 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 0 returned in favor. Staff mailed 14 notices to the Planning Team.

Rob Killen, representative, stated they are proposing to develop a Dollar General on the subject property. He stated they have met with the representative from Mission Creek Homeowners Association and have agreed on conditions.

The following citizens appeared to speak:

Moses Valadez, Mission Creek Homeowners Association, stated they have met with Mr. Killen and are in agreement with the propose rezoning providing the conditions are honored.

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 Martinez to recommend approval with the 8 foot tall solid fence.

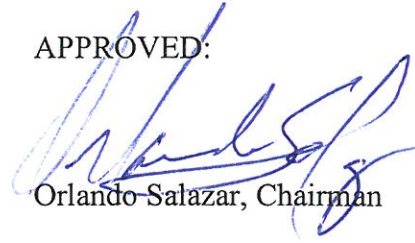
AYES: Salazar, Alvarado, Ornelas, Shaw, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

21. There being no further business, the meeting was adjourned at 2:12 pm.

APPROVED:

A handwritten signature in blue ink, appearing to read "Orlando Salazar", written over the printed name.

Orlando Salazar, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "JPJ", written over the printed name.

John P. Jacks, Executive Secretary