July 21, 2015

SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 21, 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.

   1:10 PM – Public Hearing

2. Roll Call.

   PRESENT: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee
   ABSENT: Salazar, King, Heard

3. Consideration of July 7, 2015 Zoning Commission Minutes.

   Chairman Shaw motioned for approval of the minutes and all Commissioners voted in the affirmative.

COMBINED HEARING:

4. **(Continued from 7/07/15) ZONING CASE # Z2015222 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Multi-Family Airport Hazard Overlay District on 0.485 acres out of NCB 8312 located at located at 113 Coyol Street, 403 and 407 NW 36th Street. Staff recommends Approval.

   Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Memorial Heights Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2015230 (Council District 5)**: A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family uses not to exceed twelve (12) units per acre and Bar and Restaurant on approximately 0.339 acres of land out of NCB 2568 located at 100 Probandt Street. Staff recommends Approval.

   Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Lonestar Neighborhood Association.

   COMMISSION ACTION

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

   AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
   NAY: None

   THE MOTION CARRIED

6. **ZONING CASE # Z2015235 (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 1, Block 3, NCB 1726 located at 201 East Courtland Place. Staff recommends Approval.

   Staff mailed 25 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Tobin Hill Community Neighborhood Association is in favor.

   COMMISSION ACTION

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

   AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
   NAY: None

   THE MOTION CARRIED

7. **ZONING CASE # Z2015236 S (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal

Products -Fabrication on Lot 18, Block 4, NCB 17730 located at 6430 Railway. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015239 S (Council District 3):** A request for a change in zoning from "C-2 MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2 RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "C-2 S MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay with Specific Use Authorization for a Carwash and "C-2 S RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 20, NCB 10930 located at 7622 South Presa Street. Staff recommends Approval.

   Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

   COMMISSION ACTION

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

   AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
   NAY: None

   THE MOTION CARRIED

9. **ZONING CASE # Z2015242 HL (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 "R-6 HL NCD-5 AHOD" Residential

Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 21 and West 40 Feet of Lot 22, Block 1, NCB 3030 located at 1123 West French Place.

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Beacon Hill Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES:

10. **(Continued from 07/07/15) ZONING CASE # Z2015220 (Council District 3)**: A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on approximately 0.1905 acres of land out of NCB 7537 generally located in the 2500 block of Schubert Lane. Staff recommends Approval.

    Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

    COMMISSION ACTION

    A motion was made by Commissioner McGee and seconded by Commissioner Alvarado for a continuance to August 4, 2015.

    AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
    NAY: None

    THE MOTION CARRIED

11. **ZONING CASE # Z2015225 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.826 acres of land out of NCB 7582 located at 218 Betty

Jean Street. Staff recommends Approval pending Plan Amendment. (Associated Plan Amendment PA15059)

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Highland Hills/Hot Wells Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McGee and seconded by Commissioner Alvarado for a continuance to August 4, 2015.

AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2015227 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for five (5) single-family/live-work units on 0.180 acres out of NCB 568 located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Denial with Alternate Recommendation.

Staff mailed 35 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Dignowity Hills Neighborhood Association is in opposition.

COMMISSION ACTION

A motion was made by Commissioner McGee and seconded by Commissioner Alvarado for a continuance to August 4, 2015.

AYES: Shaw, Harris, Alvarado, Briones, Romero, McGee
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

13. **ZONING CASE # Z2015211 S ERZD (Council District 8):** A request for a change in zoning from "C-3 CD GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill County Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay

Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use for Outside Storage for a Lumber Yard to "C-3 S GC-1 MSAO-1 MLOD AHOD ERZD" General Commercial Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Authorization Use for Motor Vehicle Sales and Tire Sales and Installation on Lot 12, NC 14881 located at 17100 IH-10 West. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Mike Escalante, SAWS representative, recommends approval.

Christy Ortins, Telsa Motors representative, explained the planned project for a small showing gallery and pick up center for electrical cars.

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 for a continuance to August 4, 2015.

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee
NAY: None

THE MOTION CARRIED

14. **(Postponed from 04/07/2015) ZONING CASE # Z2015127 CD (Council District 1):** 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 Conditional Use for Oversized Vehicle Storage on Lot 38, Block 1, NCB 11711, located at 6991 San Pedro. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 3 returned in favor, 0 returned in opposition, and the Shearer Hills/Ridgeview Neighborhood Association is 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 Harris and seconded by Commissioner Martinez for a continuance to September 15, 2015.

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee
NAY: None

THE MOTION CARRIED

15. **(Continued from 06/16/15) ZONING CASE # Z2015199 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 3.5 acres out of Lot 14, Block 2, NCB 8248 located at 3915 Flagle Street. Staff recommends Denial, with alternative recommendation.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 4 returned in opposition, and the Memorial Heights Neighborhood Association is in opposition.

Rafael Diaz, representative, requested 30-day continuance to work with the community.

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 Martinez for a continuance to August 18, 2015.

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee
NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2015240 CD (Council District 3):** A request for a change in zoning from "C-2 H MC-1 AHOD" Commercial Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "C-2NA CD H MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair located on Lot 4 C, Block D, NCB 7674 located at 2937 Roosevelt Avenue. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 20 returned in favor, 102 returned in opposition, and no response from the Mission San Jose Neighborhood Association.

Roger Perez, representative, requested a 30-day continuance to work with the community.

The following citizens appeared to speak:

Alice McRae, 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 Alvarado and seconded by Commissioner Martinez for a continuance to September 1, 2015.

AYES: Shaw, Harris, Alvarado, Briones, Martinez, Romero, McGee
NAY: None

THE MOTION CARRIED

17. **(Continued from 06/16/15) ZONING CASE # Z2015214 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lots 1, 2, and 3, Block 16, NCB 8174, located at 4241 San Luis Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, and 3 returned in opposition.

David Amaya, applicant, explained the planned project for multi- family units with storage space. Applicant stated he will continue to work with the community.

The following citizens appeared to speak:

Louis Morales, concerned about the number of future tenants.

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 Romero to recommend approval.

AYES: Shaw, Harris, Briones, Martinez, Romero, McGee,
NAY: Alvarado

THE MOTION CARRIED

17. **Director's Report:**
    1. Update on the 2015 UDC Amendments
    2. Update on the 2015 Annexation Process

18. There being no further business, the meeting was adjourned at 2:26 p.m.

July 21, 2015

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary