

Z2014149 HL

ZONING CASE NUMBER Z2014149 HL (Council Districts 1 and 5) – May 20, 2014

A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District; “R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District; “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District; “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District; “MF-33 AHOD” Multi-Family Airport Hazard Overlay District; “C-1 AHOD” Light Commercial Airport Hazard Overlay District; “C-2 AHOD” Commercial Airport Hazard Overlay District; “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District; “C-3 AHOD” General Commercial Airport Hazard Overlay District to Add the “HL” Historic Landmark designation to all existing zoning on Lot 20 and the west 39.6 feet of Lot 21, Block 16, NCB 2025; the north irregular 102.01 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 10441, Page 2200 of the Bexar County Deed Records); the south irregular 126.5 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 2917, Page 1995 of the Bexar County Deed Records); Lot 15, Block 3, NCB 2076; Lots 16 and 17, Block 3, NCB 2208; Lots 10, 11 and 12, Block 31, NCB 2280; Lots 7 and 8 and the west 2.44 feet of Lot 9, Block 4, NCB 2282; Lot 14, Block 4, NCB 2313; Lots 9, 10, 11 and 12, Block 12, NCB 2317; Lot 15, Block 24, NCB 2318; Lots 13, 14 and 15, Block 20, NCB 2330; Lot 12 and the east 27 feet of Lot 11, Block 18, NCB 2332; Lots 4, 5 and 6, Block 6, NCB 2339; Lot 10, Block 6, NCB 2343; Lots 10, 11, 12, 13 and 14, Block 5, NCB 2368; the south 62.1 feet of Lots 23 and 24, Block 8, NCB 2371; Lot 6, Block 5, NCB 2417; the west 70 feet of the south 23.3 feet of Lot 10 and the west 70 feet of Lot 11, Block C, NCB 2418; the north 150 feet of Lots 5 and 6, Block 6, NCB 2429; the southwest irregular 125 feet of Lot 49, Block 6, NCB 2456 (as recorded in Volume 4295, Page 1295 of the Bexar County Deed Records); Lot 34, Block 7, NCB 2457; Lot 13, Block H, NCB 6021; and Lots 12, 13, 14, 15, 16, 17, 18, 39, 40, 41, 42, 43, 44 and 45, Block 1, NCB 8269; 1614 & 1624 Buena Vista Street; 2101 Buena Vista Street; 2201 Buena Vista Street; 1501 West Cesar E Chavez Boulevard & 425 South Brazos Street; 1801 West Cesar E Chavez Boulevard; 926 Cincinnati Avenue; 2124 Colima Street; 2006 West Commerce Street; 242 Cornell; 1225 & 1227 El Paso Street; 1423 (also known as 1425) El Paso Street; 2304 El Paso Street; 321 Fredericksburg Road; 323 Fredericksburg Road; 1805 Guadalupe Street; 2607 West Houston Street; 900 Leal Street; 4527 West Martin Street; 1111 Monterey Street; 2303 Monterey Street; A portion of the 3800 Block of Morales; 402 & 404 North Richter Street; 2011 (also known as 2009) Vera Cruz Street; 214 & 218 South Zarzamora Street. Staff recommends approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on March 7, 2014.

Staff stated that the property located at 2201 Buena Vista has been withdrawn from this zoning case by the applicant.

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Staff mailed 25 notices to subject property owners, 1 returned in opposition from 2201 Buena Vista which has been withdrawn from consideration, 0 returned in favor. Staff also mailed 618 notices to property owners with 200 foot, 1 returned in opposition and 2 returned in favor. The following neighborhood associations were notified Avenida Guadalupe, Gardendale, Prospect Hill, Woodlawn Lake, Beacon Hills and Five Points Owner's Neighborhood Associations; no responses were received.

The following citizens appeared to speak:

Margarita Rios, stated she is uncertain as to what this proposal is and would like clarification on how this would affect her property.

Roberto Rivera, stated he also would like clarification on this case.

Chairman Salazar stated this will be table to meet with the residence in attendance to clarify this zoning case and address their concerns. A motion was made by Commissioner Martinez and seconded by Commissioner Ornelas to have this case tabled.

(A voice vote) All voted in affirmative.

Reconsider Zoning Case Z2014149

A motion was made by Commissioner Martinez and seconded by Commissioner Shaw to reconsider Zoning Case Z2014149.

(A voice vote) All voted in affirmative.

Debra Harden, 900 Leal Street, stated she feels this proposal would have a positive impact on the neighborhood.

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 to recommend approval historic designation on all properties involved except 2201 Buena Vista.

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

NAY: None

THE MOTION CARRIED