

October 6, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 6, 2015**

DRAFT

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.

1:15 PM – Public Hearing

2. Roll Call.

PRESENT: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

ABSENT: Harris, Briones

3. **Consideration of September 15, 2015 Zoning Commission Minutes.**

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

4. **Consideration of September 18, 2015 Zoning Commission Special Meeting Minutes.**

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

COMBINED HEARING:

5. **(Continued from 09/15/15) ZONING CASE # Z2015223 CD (Council District 1):** A request for a change in zoning from "MF-33" Multi-Family District to "C-2NA CD" Commercial District with a Conditional Use for Self-Service Storage Facility on approximately 2.76 acres out of NCB 11687 located at 4718 Vance Jackson. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 2 returned in favor, 4 returned in opposition, and the Colonial Hills Neighborhood Association is in favor.

Bill Kaufman, representative, confirmed the amended zoning request to "C-2NA CD".

COMMISSION ACTION

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

October 6, 2015

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015262 (Council District 4):** A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.204 acres of land out of NCB 14552 and "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District on 16.725 acres of land out of NCB 14552, generally located South of Loop 410 on State Highway 16 South. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015284 (Council District 10):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.723 acres of land out of NCB 11928 located at 7701 Broadway Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15081)

Staff mailed 158 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition. The Oak Park –Norwood Neighborhood Association is in favor, and no response from the 7600 Broadway Condominium Owners Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

October 6, 2015

THE MOTION CARRIED

8. **ZONING CASE # Z2015286 HL (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 5 & 6, Block 2, NCB 6481 located at 1544 West Mistletoe. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Jefferson Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015287 HL (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District located on Lot 1 & 2, Block 6, NCB 2339 located at 1600 Buena Vista Street. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Avenida Guadalupe Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015288 HL (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 HL AHOD"

October 6, 2015

Commercial Historic Landmark Airport Hazard Overlay District located on Lot 3, Block 6, NCB 2339 located at 1610 Buena Vista Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Avenida Guadalupe Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

9. **ZONING CASE #Z2015289 HL (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 35, 36 and East 12.5 Feet of Lot 37, Block 3, NCB 6482 located at 1527 West Mistletoe Avenue. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Jefferson Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2015290 HL (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 HL AHOD" Commercial Historic Landmark Airport Hazard Overlay District C-3NA HL AHOD" General Commercial Nonalcoholic Sales Historic Landmark Airport Hazard

October 6, 2015

Overlay District on lot 7 & 8, Block 2, NCB 6112, located at 1912 and 1914 Guadalupe Street. Staff recommends Approval.

Staff mailed 46 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Avenida Guadalupe Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2015291 HL (Council District 2):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 HL AHOD" Light Commercial Historic Landmark Airport Hazard Overlay District on Lots 9, 10, and 11, Block 12, NCB 1531, located at 1918 Martin Luther King Drive. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Denver Heights Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2015292 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-6" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District,

October 6, 2015

Motorcycle Repair and two (2) Residential Units located on Lot 1 and 2, Block 2, NCB 2579 located at 1802 South Flores Street and 110 East Fest Street. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Collins Garden Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

- 13. ZONING CASE # Z2015296 CD (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Landscape Materials - Sales and Storage on approximately 8.537 acres of land out Lot P-14A and Lot P-14B, NCB 15702, located at 4455 Stahl Road. 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 Northern Hills Neighborhood Association.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

- 14. ZONING CASE # Z2015297 CD (Council District 4):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Climate Controlled Storage on Lots A & B, Block 1, NCB 11253 located at 335 Kelsey Avenue. Staff recommends Approval.

October 6, 2015

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES:

15. **ZONING CASE # Z2015294 CD (Council District 7):** A request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Construction Trade Contractor Facility on the South 44 feet of Lot 25 and Lot 26, Block 28, NCB 1989 located at 2327 North Zarzamora. Staff recommends Denial. (Associated Plan Amendment 15060)

COMMISSION ACTION

A motion was made by Commissioner Martinez and seconded by Commissioner Salazar for a continuance to October 20, 2015.

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2015301 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 Motor Vehicle Sales on Lot 2A, NCB 10114 located at 5939 San Pedro Avenue. Staff recommends Approval.

COMMISSION ACTION

A motion was made by Commissioner Martinez and seconded by Commissioner Romero for a continuance to November 3, 2015.

October 6, 2015

Ayes: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

14. **ZONING CASE # Z2015272 (Council District 1):** A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard District with uses permitted in "MF-18" Limited Density Multi-Family Residential District not to exceed ten (10) units on Lots 1, 2, 3, and 4 (save and except the west 5 feet of Lot 4), Block 1, NCB 3097, located at 1519 South Presa Street. Staff recommends Approval.

Staff mailed 48 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Lavaca Neighborhood Association.

Randon McKee, applicant, explained his planned project of building townhomes.

No citizens appeared to speak.

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 Romero to recommend approval.

AYES: Shaw, Martinez, Romero, McGee, King, Heard

NAY: Salazar

THE MOTION CARRIED

15. **ZONING CASE # Z2015283 CD (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Variety Store with Outdoor Display on Lot P-33, NCB 17970, located at 8151 Eckhert Road. Staff recommends Approval.

October 6, 2015

Staff mailed 28 notices to the surrounding property owners, 5 returned in favor, and 1 returned in opposition. No responses from The Bluffs at Westchase HOA, or Eckhert Crossing Association.

Abiel Hinojosa, representative, explained the applicant currently has a variety type store, and is seeking a new location for her business. Representative stated the applicant has been working with the surrounding community.

No citizens appeared to speak.

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 King and seconded by Commissioner Martinez to recommend approval with the following condition:

Maintain a thirty (30) foot buffer between the residential area and the rear of the property.

AYES: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2015285 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.975 acres of land out of NCB 17946, located at 8750 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15079)

Staff mailed 33 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

Rohan Ladduwahetti, representative, explained the planned project of an appliance store.

Joyce Klein, Realtor, stated the applicant is requesting the zoning for an appliance store.

No citizens appeared to speak.

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.

October 6, 2015

COMMISSION ACTION

A motion was made by Commissioner Heard and seconded by Commissioner Martinez to recommend approval with the addition of "NA" Nonalcoholic Sales, to the requested zoning.

AYES: Shaw, Salazar, Martinez, McGee, King, Heard

NAY: Romero

THE MOTION CARRIED

17. **ZONING CASE # Z2015293 (Council District 7):** 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 located on East 14 Feet of Lot 16 and West 36 Feet of Lot 17, Block 18, and NCB 9238 located at 2751 Culebra Road. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the University Park Neighborhood Association.

Cynthia Zuniga Puig, representative, explained the planned project for office space.

No citizens appeared to speak.

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 Chairman Heard and seconded by Commissioner Martinez to recommend approval.

AYES: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

18. Consideration and Action on the proposed cancellation of the January 5, 2016 Zoning Commission Meeting.

October 6, 2015

COMMISSION ACTION

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

AYES: Shaw, Salazar, Martinez, Romero, McGee, King, Heard

NAY: None

THE MOTION CARRIED

Commissioner Heard left at 2:26 pm.

19. Director's Report:

- Zoning Commission Special Meeting 10/16/15
- Meeting parking arrangements
- 10/20/15 UDC Amendments Work Session at 11:30 a.m.

20. There being no further business, the meeting was adjourned at 2:27 p.m.

October 6, 2015

APPROVED:

William Shaw, Chairman

ATTEST:

John P. Jacks, Executive Secretary