

May 5, 2015

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 5, 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: Shaw, Alvarado, Salazar, Briones, Romero, McGee, McFarland, Heard
ABSENT: Martinez

3. Consideration of April 21, 2015 Zoning Commission Minutes.

A motion was made by Commissioner Romero and seconded by Commissioner McFarland to approve minutes with all Commissioners voting in the affirmative.

COMBINED HEARING:

4. **ZONING CASE # Z2015160 (Council District 2):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 11, Block2, NCB 6583 located at 227 West Drexel Avenue. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition, 2 returned in favor, and no response from the Denver Heights Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. **ZONING CASE # Z2015161 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1" Office District on Lot 8, Block 15, NCB 1534 located at 1614 Martin Luther King Drive. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no response from the Denver Heights Neighborhood Association

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2015162 (Council District 3):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-111D, out of NCB 10879 and Lot P-101C, out of NCB 10921 located in the 8200 Block of City Base Landing. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition, and 0 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2015164 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 13, Block G, NCB 1659 located at 932 Burnet Street. Staff recommends Approval.

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

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2015165 (Council District 3):** 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 a Portion of Lots 16, 17, 20 and 21, Block 6, NCB 10938 located at 870 Hot Wells Boulevard. Staff recommends Approval.

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

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2015167 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 4.341 acres out of NCB 11971 located at 10110 North US Highway 281. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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10. **ZONING CASE # Z2015171 (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 "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 15B, NCB 576 located at 929 East Crockett Street. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no response from the Dignowity Hill Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2015175 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.287 acres out of Lot 43, NCB 10115 located at 1213 and 1215 Basse Road. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor. No responses from the Shearer Hills, Ridgeview, and Northmoor Neighborhood Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2015176 (Council District 9):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 3.406 acres out of NCB 11732 and 11733, generally located in the 1700 Block of Link Drive and Lima Drive. Staff recommends Approval.

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Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition, and 0 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

13. **ZONING CASE # Z2015097 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 R" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District on Lot 4, Block 41, NCB 13497 located at 403 West Rhapsody Drive. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition, and 0 returned in favor.

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 McFarland for a continuance on May 19, 2015.

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

NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2015132 (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District to "RM-6" Residential-Mixed District on the South 176.1 Feet of Lot 56, NCB 10615 located at 4518 Kay Ann Drive. Staff recommends Approval.

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Staff mailed 16 notices to the surrounding property owners, 8 returned in opposition, 2 returned in favor, and no response from the Huntleigh Park Residents Association. A petition in opposition with 231 signatures was submitted.

Richard Burton, representative, explained planned project of an additional single-family unit added on property, and is willing to work with the surrounding community.

The following citizens appeared to speak:

William Lynch, spoke in opposition.

Joyce Sowells, spoke in opposition.

Lloyd Barnes, 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 Shaw and seconded by Commissioner Heard for a continuance to May 19, 2015.

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

NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z2015147 (Council District 3):** A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District to "IDZ H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District with uses permitted for Five (5) Single-Family Homes on Lots 18, 19, Block 6, NCB 6517 located at 202 Weaver Street. Staff recommends Denial with an Alternate Recommendation.

Staff mailed 36 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no response from the Roosevelt Park Neighborhood Association.

Patrick Christensen, representative, requested an amendment to the requested zoning for four (4) single family homes rather than the original request of five (5) single-family homes. He noted that he worked with the Roosevelt Community Association to address the concerns.

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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 Briones to recommend approval for "IDZ H AHOD" with uses permitted for Four (4) Single-Family Homes.

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

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2015172 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 0.8287 acres out of Lot 77, Block 58, NCB 11106 located at 303 West Baetz Boulevard. Staff recommends Approval.

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

Luis Torres, representative, explained the planned project.

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 Romero for a continuance to May 19, 2015.

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

NAY: None

THE MOTION CARRIED

Commissioner Salazar left the session at 2:09pm

17. A briefing and discussion was made regarding Amendments to Chapter 35 of the Municipal Code, the Unified Development Code, related to the "GC-1" Hill Country Gateway Corridor.

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26. **Director's Report:** Navigating and viewing Zoning Agenda on Legistar.

27. There being no further business, the meeting was adjourned at 2:16 p.m.

APPROVED:

A handwritten signature in black ink, appearing to be 'W. Shaw', written over the word 'APPROVED:'.

William Shaw, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be 'J. Jacks', written below the word 'ATTEST:'.

John P. Jacks, Executive Secretary