

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
February 7, 2012**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Christian, McNealy

**ABSENT:** Nava, Clancy, Flores

3. Approval of January 17, 2011 Zoning Commission Minutes.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2012043 (Council District 4):** 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 “I-1 AHOD” General Industrial Airport Hazard Overlay District on a 14.82 acre tract of land out of NCB 14494. Southwest Loop 410 and Freeport Road. Staff recommends approval.

Brian Parker, applicant, stated he is amending his request to “L” Light Industrial.

Staff stated there were 6 notices mailed out to the surrounding property owners, none returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval of “L” Light Industrial.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, McNealy

**NAY:** None

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2012044 (Council District 4):** 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 “I-1 AHOD” General Industrial Airport Hazard Overlay District on a 24.89 acre tract of land out of NCB 14492 and NCB 14494. Southwest Loop 410 and Freeport Road. Staff recommends approval

Brian Parker, applicant, stated he is amending his request to "L" Light Industrial.

Staff stated there were 9 notices mailed out to the surrounding property owners, none returned in opposition and 2 returned in favor.

### **COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval of "L" Light Industrial.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, McNealy**

**NAY: None**

### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2012013 (Council District 1):** A request for a change in zoning from "MF-33 CD NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Office to "O-1 NCD-2 AHOD" Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 16, 17, 18, 19 and 20, Block 13, NCB 6435. 402 West Gramercy Place aka 2611 San Pedro Avenue. Staff recommends approval pending plan Amendment.

Staff stated there were 32 notices mailed out to the surrounding property owners, 1 returned in opposition and 4 returned in favor and no response from the Alta Vista Neighborhood Association and the Monte Vista Historical Association. Staff mailed 11 notices to the Planning Team.

### **COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, McNealy**

**NAY: None**

### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2012050 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1 except the northeast triangular 10 feet and the east 15 feet of Lot 2, Block 3, NCB 7866. 602 Fitch Street. Staff recommends approval.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, McNealy**

**NAY: None**

**THE MOTION CARRIED**

8. **ZONING CASE NUMBER Z2012054 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on the south 93 feet of Lot 4, Block 219, NCB 3946. 1827 West Hildebrand Avenue. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and the Los Angeles Heights Neighborhood Association is in support.

**COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, McNealy**

**NAY: None**

**THE MOTION CARRIED**

9. **ZONING CASE NUMBER Z2012055 (Council District 2):** A request for a change in zoning from "I-1 EP-1" General Industrial Facility Parking/Traffic Control District to "C-2 EP-1" Commercial Facility Parking/Traffic Control District on Lot 6, Block 11, NCB 1186. 623 Seguin Street. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, none returned in opposition and 2 returned in favor and no response from the Government Hill Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Christian, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

10. **ZONING CASE NUMBER Z2011193 (Council District 5):** A request from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 1.1524 acres out of Lots 54, 55, 56 and 97 and a portion of Tract 55, NCB 7895. 1022 Commercial Avenue, 718 and 722 Stonewall. Staff recommends denial.

Marcus Garza, applicant, stated he submitted a zoning application on the northeast property only because at the time he did not own the other three lots and was approved neighborhood commercial with a “C-1”. He also stated he is trying to rezone and replat all the lots into one lot. The tract on 1022 Commercial can not be used for an entrance or exit because it is a blanket easement on the entire tract with a drainage ditch that can not be jumped over. His intentions are to use 1022 Commercial parking lot for the employees. He further stated he is going to construct a building that will occupy three tenants.

**The following citizens appeared to speak:**

Consuelo Perez, citizen, spoke in opposition.

Gloria Galva, citizen, spoke in opposition.

Diana Lang, citizen, spoke in opposition.

Allen Townsend, citizen, spoke in opposition.

Staff stated there were 21 notices mailed out to the surrounding property owners, 1 returned in opposition and none returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner D. Martinez seconded by Commissioner Salazar to recommend for continuance until the next regularly scheduled meeting on February 21, 2012.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, McNealy, Salazar**

**NAY: None**

**THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2012041 S (Council District 6):** A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “C-3 S GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Helistop on Lot 3 and Lot 5, Block 50, NCB 17642. 10811 Town Center Drive. Staff recommends denial.

James Griffin, representative, stated the applicant is requesting a continuance until the February 21, 2012 regularly scheduled meeting.

**The following citizens appeared to speak:**

Trey Jacobson, citizen, is in support of the two week continuance.

Staff stated there were 11 notices mailed out to the surrounding property owners, 1 returned in opposition and 7 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner C. Martinez seconded by Commissioner McNealy to recommend a continuance until the February 21, 2012 regularly scheduled meeting.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

12. **ZONING CASE NUMBER Z2012052 (Council District 3):** A request for a change in zoning from "R-5" Residential Single-Family District to "C-1" Light Commercial District on Lot A, NCB 10838 (3.02 Acre Tract). 4343 Chandler Road. Staff recommends approval.

**The following citizens appeared to speak:**

Carol Fox, citizen, is in support of the continuance.

Sharon Jefferson, citizen, spoke in opposition.

Staff stated there were 35 notices mailed out to the surrounding property owners, none returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner C. Martinez seconded by Commissioner McFarland to recommend a continuance until the next regularly scheduled meeting on February 21, 2012.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

13. Briefing on the proposed Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District (MC-3).

Rebecca Paskos, Senior Planner, briefed commission on the proposed Austin/Highway Overlay District.

14. There being no further business, the meeting was adjourned at 2:10 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary