

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
July 17, 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, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**ABSENT: Ornelas, Nava**

3. Approval of July 3, 2012 Zoning Commission Minutes.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2012136 (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “O-1” Office District on Lot 15, Block 3, NCB 17637, 5534 Rogers Road. Staff recommends approval.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Mountain View Acres Neighborhood Coalition. Staff mailed 36 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2012144 (Council District 9):** A request for a change in zoning from: “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on 0.0811 of an acre out of Lot 8, Block 1, NCB 15678 on a portion of 3633 Metro Parkway. Staff recommends approval.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2012151 (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District with Office Uses on Lot 2, Block 89, NCB 3250, 3232 IH 10 West. Staff recommends approval.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Keystone Neighborhood Association. Staff mailed 19 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2012154 (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 14 and 15, Block 60, NCB 7990, 821 Linden Avenue. Staff recommends approval.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 26 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

8. **ZONING CASE NUMBER Z2012161 (Council District 2):** A request for a change in zoning from “H RM-4 AHOD” Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District and “H C-1 AHOD” Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to “H IDZ AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Stone Monument Retail and Wholesale with Outdoor Display and Storage of Merchandise on Lots 11, 13 and the east 118.33 feet of Lot 15, Block 8, NCB 583, 311, 315, and 321 North Hackberry Street. Staff recommends approval.

Staff stated there were 41 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 24 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

9. **ZONING CASE NUMBER Z2012134 CD (Council District 3):** A request for a change in zoning from “H MF-33 AHOD” Multi-Family Mission Historic Airport Hazard Overlay District to “H R-6 CD AHOD” Residential Single-Family Mission Historic Airport Hazard Overlay District with a Conditional Use for a Retail Gift Shop on Lot 4E, NCB 7659, 3220 Mission Road. Staff recommends approval.

Sara Trevino, owner, stated the purpose of this rezoning request is to allow for a gift shop on the subject property.

**The following citizen(s) appeared to speak:**

Josh Mann, Council Aide to Councilwoman Ozuna, stated they are in opposition of this request.

David Ramos, spoke in opposition.

Patricia Aguillard, spoke in opposition.

Pat Jay, spoke in opposition.

Staff stated there were 19 notices mailed out to the surrounding property owners, 6 returned in opposition and 1 returned in favor. Staff mailed 16 notices to the Planning Team.

### **COMMISSION ACTION**

A motion was made by Commissioner Clancy seconded by Commissioner Salazar to recommend denial.

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

### **THE MOTION CARRIED**

10. **ZONING CASE NUMBER Z2012137 (Council District 8):** A request for a change in zoning from "C-1 PUD GC-1 MSAO-1 MLOD" Planned Unit Development Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Parcel 5, NCB 34754, 24165 West IH 10. Staff recommends approval pending master plan amendment.

James Griffin, representative, stated he would like to request a continuance. He further stated they have been working closely with Dominion Homeowners Association.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

### **COMMISSION ACTION**

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend a continuance until August 7, 2012.

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

### **THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2012139 (Council District 10):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.521 of an acre out of Tract 3, Block 2, NCB 13802, 5170 Randolph Boulevard. Staff recommends denial.

Ron Ray, owner, stated the purpose of this request is to allow for the sales of alcohol beverages.

**The following citizen(s) appeared to speak:**

Juan Ayala, proposed tenant, stated his intent is to sale alcohol beverages with the sale of food.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner McFarland seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

12. **ZONING CASE NUMBER Z2012109 S (Council District 6):** A request for a change in zoning from: "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Salvage Yard on a 2.4164 acre tract of land out of NCB 18049. 7510 Grissom Road. Staff recommends denial.

Bobby Perez, representative, stated he would like to request a continuance to allow more time to continue working with the neighborhood associations.

**The following citizen(s) appeared to speak:**

Shanna Castro, supports the request for a continuance.

Rick Dworczyk, supports the request for a continuance.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 2 returned in favor. Staff mailed 37 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner C. Martinez seconded by Commissioner D. Martinez to recommend a continuance until August 21, 2012.

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2012129 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.14 of an acre out of Lots 10 and 11, Block, 17, NCB 3775, 1838 Culebra Road. Staff recommends denial.

Majid Howiatdost, representative, stated he contacted the homeowner's association but received no response. He further stated they are proposing a car lot on subject property. At this time, he would like to amend his request to C-2 with a Specific Use for a car lot. He has reviewed staff's condition and is in agreement.

Staff stated there were 26 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood Association and Woodlawn Lake Community Association is in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Flores seconded by Commissioner McFarland to recommend a continuance until August 7, 2012.

**AYES: Tiller, McFarland, Flores, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2012150 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on the east 63 feet of the west 68 feet of Lot 20, Block 17, NCB 7264 and the east 60 feet of the west 65 feet of Lot 5, Block 24, NCB 7265, 829 and 830 Westwood. Staff recommends approval with conditions, pending plan amendment.

Russell Felan, representative, stated they are requesting this change in zoning to allow for a non-commercial parking lot on the subject property.

**The following citizen(s) appeared to speak:**

Esther Deleon, Edison Neighborhood Association, stated they support this request as this would alleviate the existing on street parking.

April Maldonado, stated she has collected a petition expressing opposition. She expressed concerns with light and noise pollution and increase in violence. She further stated she feels this request would encourage more commercial encroachment into the neighborhood.

Miguel Deleon, stated he support for the non-commercial parking lot.

Julian Maldonado, spoke in opposition. He expressed concerns with increase in crime with an alcohol establishment.

Staff stated there were 30 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Edison Neighborhood Association is favor. Staff mailed 46 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Salazar seconded by Commissioner D. Martinez to recommend a continuance until August 21, 2012.

**AYES: Tiller, McFarland, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**  
**NAY: None**

**THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2012152 CD (Council District 8):** A request for a change in zoning from "O-2" High Rise Office District, "C-2" Commercial District and "C-2NA" Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on Lot 12, Block 24, NCB 13559, 9451 Interstate Highway 10 West. Staff recommends approval.

Salah Diab, P. E., representative, stated he is would like to request a continuance to work with the neighborhood association.

Staff stated there were 19 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor. Staff mailed 19 notices to the Planning Team and received 1 response in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner McFarland seconded by Commissioner Salazar to recommend a continuance until August 21, 2012.

**AYES: Tiller, McFarland, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**  
**NAY: None**

**THE MOTION CARRIED**

16. **ZONING CASE NUMBER Z2012156 CD (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 16 residents on Lot 8, Block 1, NCB 11500, 208 Hope Drive. Staff recommends approval.

**The following citizen(s) appeared to speak:**

Ruben Sanchez, President of Woodlawn Hills Neighborhood Association, representative, stated they are in support of the proposed assisted living facility on the subject property.

Esdras Mendoza, applicant, support the proposed assisted living facility

Staff stated there were 16 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Woodlawn Hill Neighborhood Association. Staff mailed 37 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Villarreal seconded by Commissioner C. Martinez to recommend a continuance until August 7, 2012.

**AYES: Tiller, McFarland, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy**  
**NAY: None**

**THE MOTION CARRIED**

17. There being no further business, the meeting was adjourned at 2:57 pm.

APPROVED:



Bill Tiller, Chair

ATTEST:



Executive Secretary