

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 3, 2012**

1. The Zoning Commission of the City of San Antonio met in the 1st 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: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy
ABSENT: Tiller, Flores, C. Martinez, Nava

3. Approval of June 19, 2012 Zoning Commission Minutes as amended.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2012140 (Council District 2):** 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 Lot 6, NCB 12168, 2818 Northeast Loop 410. Staff recommends approval.

Staff stated there were 3 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor and no response from Village North One Neighborhood Association.

COMMISSION ACTION

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

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy
NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2012141 (Council District 4):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 P AHOD” Commercial Pedestrian Airport Hazard Overlay District on The east 147 feet of Lot 13, NCB 9725, 2131 Southwest Military Drive. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 25 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2012143 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 Professional Office on the south 132.5 feet of Lot 9, Block 60, NCB 7210, 1006 Fresno. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2012145 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District and "C-2NA" Commercial Nonalcoholic Sales District on Arb A9, Cir 3, NCB 2569, 236 East Cevallos Street. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Lone Star Neighborhood Association. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy
NAY: None

THE MOTION CARRIED

Vice Chair Salazar stated Zoning Case No. Z2012144 has been postponed as per the applicant's request.

INDIVIDUAL CONSIDERATION:

8. 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 she is proposing a retail gift shop with Mexican souvenirs on the subject property. She further stated she does have sufficient parking for her customers.

The following citizen(s) appeared to speak:

David Ramos, spoke in opposition.

John Aguilar, spoke in opposition.

Patricia Jay, spoke in opposition.

Staff stated there were 19 notices mailed out to the surrounding property owners, 1 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 D. Martinez to recommend a continuance until July 17, 2012.

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy
NAY: None

THE MOTION CARRIED

9. **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 two-week continuance.

The following citizen(s) appeared to speak:

Rolando Briones, stated he supports the continuance however would like to request a 30 day continuance.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner McNealy seconded by Commissioner McFarland to recommend a continuance until July 17, 2012.

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy

NAY: None

THE MOTION CARRIED

10. **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 he is requesting this change in zoning to allow for a bar on the subject property.

The following citizen(s) appeared to speak:

Kevin Hogan, spoke in favor.

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 Ornelas to recommend a continuance until July 17, 2012.

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2012142 (Council District 5):** 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 Lots 11 through 15 and 62, 63 and 64, Block 7, NCB 11247, 411 Las Palmas Drive. Staff recommends approval.

Buck Benson, representative, stated his client is proposing a medical clinic on the subject property. He has been in contact with the surrounding neighbors to further discuss this proposal.

The following citizen(s) appeared to speak:

Teresa Garrett, express concerns with the environmental issues.

Staff stated there were 50 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy

NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2012147 (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1 through 23, the east 180 feet of the west 1,561.8 feet of Tracts 1D through 7D, the east 240 feet of the west 1,281.8 feet of Lot K, and the east 30 feet of the west 1,041 feet of Lots 1D through 7D, NCB 11139; Tract C, NCB 11140; and Parcels 100 and 100A, NCB 11143; save and except 10 acres out of Lot 11, NCB 11139, portions of the 800, 900, 1100, 1200, and 1300 Blocks of West Chavaneaux. Staff recommends approval.

Applicant/Representative is not present.

The following citizen(s) appeared to speak:

Harold Galm, spoke in favor.

Vickie Rizzo, spoke in opposition.

Janie Campos, spoke in opposition.

Gary McQuaid, spoke in opposition.

Rosie Ortiz, spoke in opposition.

Ron Reyes, spoke in favor.

Rick Thompson, spoke in

Leah Howard, spoke in favor.

Staff stated there were 58 notices mailed out to the surrounding property owners, 1 returned in opposition outside and 34 returned in favor. Staff mailed 36 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Clancy, McNealy

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2012148 HL (Council District 1): A request of City of San Antonio, Office of Historic Preservation, Applicant, for Dean and Heidi Whitus, Owner(s), for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "HL R-6 NCD-5 AHOD" Historic Landmark Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 6, 7, 8 and 9, Block 44, NCB 1852, 932 West Woodlawn. Staff recommends approval.

Elizabeth Portfield, Historic Preservation Office, stated the applicant has requested this case be continued until August 7, 2012.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Beacon Hill Neighborhood Association. Staff mailed 11 notices to the Planning Team.

COMMISSION ACTION

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

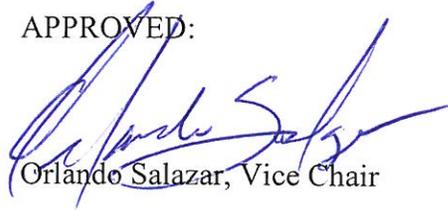
AYES: McNealy McFarland, Ornelas, Villarreal, D. Martinez, Clancy

NAY: None

THE MOTION CARRIED

14. There being no further business, the meeting was adjourned at 2:48 pm.

APPROVED:



Orlando Salazar, Vice Chair

ATTEST:



Executive Secretary