

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 5, 2011**

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

ABSENT: Nava

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Anguiano, McNealy

NAY: None

THE MOTION CARRIED.

Approval of June 21, 2011 Zoning Commission Minutes.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Anguiano

ABSTAIN: McNealy

NAY: None

ABSTAIN: Christian

THE MOTION CARRIED.

COMBINED HEARING:

Commissioner Martinez arrived at 1:08 pm.

4. **ZONING CASE NUMBER Z2011144 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Single-Family Residential Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 1, 2 and the west 10 feet of Lot 3, Block 2, NCB 6556, 241 West Norwood. Staff recommended approval.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 55 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Anguiano, C. Martinez, McNealy

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2011146 (Council District 4): A request for a change in zoning from “MI-2 S AHOD” Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for an Airport, Non-Governmental and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on 53.9 acres of land out of Lot 1, Block 2, NCB 12608, 800 and 900 Block of Billy Mitchell Boulevard. Staff recommended approval.

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 58 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Anguiano, C. Martinez, McNealy

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011149 S (Council District 7): A request for a change in zoning from “C-3NA” General Commercial Nonalcoholic Sales District and “R-5” Residential Single-Family District to “C-3NA S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for Boat and Marine - Storage (Outside Permitted) on Parcel 2 and Parcel 4, NCB 18199, 10490 West Loop 1604 North. Staff recommended approval.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 29 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Anguiano, C. Martinez, McNealy

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011151 (Council District 8): A request for a change in zoning from “C-3 MLOD-1” General Commercial Military Lighting Overlay District, “C-3 MLOD-1 AHOD” General Commercial Military Lighting Overlay Airport Hazard Overlay District and “R-4 MLOD-1 AHOD” Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District to “MF-33 MLOD-1” Multi-Family Military Lighting Overlay District and “MF-33 MLOD-1 AHOD” Multi-Family Military Lighting Overlay Airport Hazard Overlay District on 8.04 acres out of NCB 15825, 14200 Vance Jackson Road. Staff recommended approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Anguiano, C. Martinez, McNealy

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

Commissioner Anguiano arrived at 1:12 pm.

8. ZONING CASE NUMBER Z2011117 S (Council District 4): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD S” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Storage-Outside (Screening from public right-of-way and adjacent property required) on Parcel 74D, NCB 15248, 8331 Southwest Loop 410. Staff recommends denial, pending Master Plan Amendment. Staff recommended denial, pending Master Plan Amendment.

Phillip Moss, representative, stated he would like to request a 6 week continuance to meet with representative from PACE to present their proposal and address any concerns they may have.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from People Active in Community Effort (PACE). Staff mailed 30 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Salazar seconded by Commissioner Christian to recommend a continuance until August 16, 2011.

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

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2011141 HL (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single Family Airport Hazard Overlay District to "HL R-4 AHOD" Historic Landmark Residential Single Family Airport Hazard Overlay District on the south irregular 75.45 feet of Lot 12, Block 1, NCB 2275 otherwise known as Lot 12, Block 1, NCB 2275; save and except the north irregular 49.55 feet according to Volume 7191, Pages 546-548 Deed and Plat Records, Bexar County, Texas, 2103 West Houston Street. Staff recommends approval.

Robert Enriquez, owner, stated his intent is to rehabilitate the existing structure. He feels this structure does have historic features.

The following citizen(s) appeared to speak:

Virginia Van Cleave, San Antonio Conservation Society, they are in support of the historic designation.

Robert Guevara, stated he does not support the historic designation. He expressed concerns for the safety and well being of the neighborhood.

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

COMMISSION ACTION

The motion was made by Commissioner Ornelas seconded by Commissioner Christian to recommend approval.

AYES: Tiller, McFarland, Ornelas, Christian, Salazar, Anguiano, C. Martinez, McNealy
NAY: D. Martinez

THE MOTION CARRIED

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10. There being no further business, the meeting was adjourned at 1:46 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "Bill Tiller", with a long, sweeping flourish extending to the right.

Bill Tiller, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Barbara Nelson", written in a cursive style.

Executive Secretary