

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 21, 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, D. Martinez, Salazar, C. Martinez, Nava
ABSENT: Christian, Anguiano, McNealy

3. Approval of June 7, 2011 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011102 CD (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on 4.393 acres of land out of Lot 9, NCB 18288, 8233 Potranco Road. Staff recommends approval.

Staff stated there were 10 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 Nava seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Nava

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011114 (Council District 7):** A request for a change in zoning from “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes to “MF-25 AHOD” Multi-Family Airport Hazard Overlay District on Parcel 72C, NCB 18557, 7585 Mainland Drive. Staff recommends approval, pending plan update.

Staff stated there were 23 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Nava
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011136 (Council District 7): A request for a change in zoning from “R-6 NCD-7 AHOD” Residential Single-Family Neighborhood Jefferson Conservation Airport Hazard Overlay District to “C-1 NCD-7 AHOD” Light Commercial Neighborhood Jefferson Conservation Airport Hazard Overlay District on Lot 73, Lot 74, Lot 75 and Lot 76, Block 19, NCB 7023, 1000 Block of Donaldson Avenue. Staff recommends approval, pending Master Plan Amendment.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Jefferson Neighborhood Association and Woodlawn Lake Community Association are in favor. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Nava
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011143 (Council District 8): A request for a change in zoning from “R-4 MLOD-1” Residential Single-Family Military Lighting Overlay District, “R-4 MLOD-1 AHOD” Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District and “C-3 MLOD-1” General Commercial Military Lighting Overlay District to “MF-18 MLOD-1” Limited Density Multi-Family Military Lighting Overlay District and “MF-18 MLOD-1 AHOD” Limited Density Multi-Family Military Lighting Overlay Airport Hazard Overlay District on 9.81 acres out of NCB 15825 located northeast of the intersection of UTSA Boulevard and Vance Jackson. Staff recommends approval.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Nava

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

8. **ZONING CASE NUMBER Z2011075 CD (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with six or more residents on Lot 29, Block 65, NCB 15859, 906 Rolling Rock. Staff recommends approval.

Applicant/Representative not present.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Heritage Neighborhood Association is in opposition.

COMMISSION ACTION

The motion was made by Commissioner Salazar seconded by Commissioner C. Martinez to recommend denial.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Nava

NAY: None

THE MOTION CARRIED

9. **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 S. W. Loop 410. Staff recommends denial, pending Master Plan Amendment.

Daniel Ortiz, representative, stated the plan amendment for this case will be presented to Planning Commission on June 22, 2011 therefore he would like to request a continuance.

Staff stated there were 28 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 Efforts. Staff mailed 30 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Salazar seconded by Commissioner Nava to recommend a continuance until July 5, 2011.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Nava

NAY: None

ABSTAIN: C. Martinez

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2011133 S (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on Lot 24, Block 8, NCB 9208, 2647 Culebra Road. Staff recommends approval, pending Master Plan Amendment.

The following citizen(s) appeared to speak:

Mrs. Alvarez, stated she further discussed this request with staff for a better understanding and is in support of the proposed change.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Woodlawn Lake Community Association. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Nava

NAY: None

THE MOTION CARRIED

11. **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, 2103 West Houston Street. Staff recommends approval.

Elizabeth Porterfield, Office of Historic Preservation Office, presented item.

The following citizen(s) appeared to speak:

Robert Guevara, stated his in opposition of the historic designation. He stated the structure has been vacant for many years. He does not feel the structure does not meet the historic criteria. He expressed concerns with the structure attracting vandals and drug activity.

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. Staff received 1 call expressing opposition.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, C. Martinez, Nava

NAY: D. Martinez, Salazar

THE MOTION FAILS

COMMISSION ACTION

The motion was made by Commissioner C. Martinez seconded by Commissioner D. Martinez to recommend a continuance until July 5, 2011.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, Nava

NAY: None

THE MOTION CARRIED

12. There being no further business, the meeting was adjourned at 2:01 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Paula Nelson
Executive Secretary