

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 4, 2013**

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, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd,
C. Martinez, Ornelas

ABSENT: Tiller

3. Approval of January 15, 2013 Zoning Commission Minutes

Commissioner D. Martinez motioned for approval of the amended January 15, 2013 minutes and was seconded by Commissioner McNealy.

All voted in affirmative.

May 21, 2013 Zoning Commission Minutes

Commissioner D. Martinez asked that minutes for May 21, 2013 be revisited to disclose comments made for Zoning Case Z2013125 CD.

Commissioner D. Martinez motioned for approval of the amended May 21, 2013 minutes and was seconded by Commissioner McNealy.

Chairman Salazar stated minutes for May 21, 2013 will be postponed for corrections and reconsidered at our next regularly scheduled meeting on June 18, 2013.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013105 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 11, Block 11, NCB 8990; 826 Southwest 38th Street. Staff recommends approval. Staff recommends approval.

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

COMMISSION ACTION

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

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2013119 (Council District 1): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “MF-40 AHOD” Multi-Family Airport Hazard Overlay District on Lots 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42, Block 1, NCB 9001; 1515 West Contour Drive. Staff recommends approval.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor no response from Olmos Park Terrace Neighborhood Association. Staff mailed 47 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013127 (Council District 1): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 11 and 12, Block 3, NCB 3029; 234 West Grayson Street. Staff recommends approval.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Community Association is in favor. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Boyd, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

7. ZONING CASE NUMBER Z2013109 (Council District 7): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on the southwest 51 feet of the northeast 221.6 feet of Lot 33 and the southwest 94 feet of the northeast 315.6 feet of Lot 33, Block B, NCB 11514 on a portion of the 4100 Block of Willard Drive. Staff recommends approval.

Staff stated there were 12 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor. Staff mailed 35 notices to the Planning Team.

Carlos Abelar, applicant, stated he is requesting this change in zoning to allow for multi family development on the subject property. He stated he has met with the surrounding property owners and have agreed on the following conditions:

- Erecting a 10 foot masonry wall/fence to serve as a sound barrier and privacy.
- Security lighting on all sides of the property.
- Provide security camera on all sides of the property.

The following citizens appeared to speak:

Rudolph Rangel, representing Church of God Church, stated they have met with the applicant regarding the proposed rezoning however they are still in opposition of this request. He feels this multi family development would increase vandalism, drug and gang activity into the community. He also expressed concerns with noise and light pollution the proposed development would bring into the neighborhood. He further stated they have offered to buy the applicant’s property to utilize it for church parking. He would like to add that should this rezoning be granted they have agreed on conditions.

Joseph Diaz, representing Donaldson Terrace Neighborhood Association, stated they are in opposition of the proposed rezoning. They feel the subject property is undersized for the proposed multi family development. He also expressed concerns with the existing flooding and traffic issues that currently exist. He also expressed concerns with the increase in vandalism and other illegal activities the proposed multi family development would bring into their neighborhood.

Pastor Daniel Urrutia, Church of God Church, stated they are concerned that the proposed development would have a negative impact on the community.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Villarreal and seconded by Commissioner Lopez to recommend denial.

AYES: Salazar, Lopez, Villarreal, D. Martinez, Boyd, C. Martinez, Ornelas

NAY: McNealy, McFarland

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2013133 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 14, 15, 16, 17, 18, 19, 20 and 21, Block 1, NCB 1924; 125, 127, 131, 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf. Staff recommends approval.

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Rob Killen, applicant, stated they are requesting this change in zoning to allow for family oriented restaurant development on the subject property. He stated they held a meeting with the surrounding property owners to present their project and address their concerns.

The following citizens appeared to speak:

Laura Avalos, (presented in Spanish) stated she attended the meeting however her concerns are drainage and how this would affect their trash pick up with the proposed commercial development. She stated there is currently an issue with Walgreens affecting their trash pick up. She further stated she would like assurance, as stated at their meeting, that security cameras would be provided and the appropriate lighting would be situated as to not offend the abutting residential homes. She would also like to request, if possible, speed bumps on their residential street.

Else Hernandez, (presented in Spanish) stated Carter Street needs street maintenance and is concerned with the increase in traffic the proposed development would bring into the neighborhood this would make matters worse.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

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

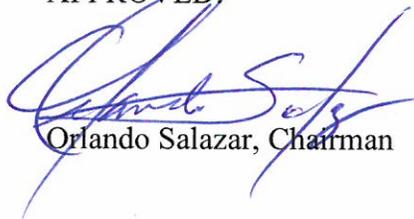
AYES: Salazar, McNealy, McFarland, Lopez, D. Martinez, Tiller, Boyd, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

9. There being no further business, the meeting was adjourned at 2:27 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary