

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 5, 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: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, McNealy

ABSENT: Flores, C. Martinez, Nava

3. Approval of May 15, 2012 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011076-C CD (Council District 3):** A request for a change in zoning from “C-3 H MC-2 AHOD” General Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 H AHOD” General Industrial Mission Historic Airport Hazard Overlay District and “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District to “R-5 H CD MC-2 AHOD” Residential Single-Family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Grocery Store and “R-5 H CD AHOD” Residential Single-Family Mission Historic Airport Hazard Overlay District with a Conditional Use for a Grocery Store on Parcel 7B, NCB 10918, 9077 South Presa Street. Staff recommends approval.

Staff stated there were 6 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 D. Martinez to recommend approval.

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2012111 (Council District 2):** A request for a change in zoning from “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for Manufacturing - Plastic Extrusion to “L AHOD” Light Industrial Airport Hazard Overlay District on Lots 5 and 6, Block 1, NCB 16374, 5731 and 5807 Rittiman Plaza. Staff recommends approval.

Staff stated there were 17 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 D. Martinez to recommend approval.

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2012112 (Council District 6):** 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 Parcel 19A and Parcel 19B, NCB 18049, 8500 Block of Culebra Road. Staff recommends approval.

Salah Diab, P. E., representative, stated he would like to amend his request to “C-2NA”.

Staff stated there were 55 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Pipers Meadow Neighborhood Association. Staff mailed 37 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner D. Martinez to recommend approval of “C-2NA”.

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2012113 (Council District 6):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 86, 87, 88 and 89, NCB 8239, Southwest corner of South San Joaquin and Monterey Street. Staff recommends approval.

Staff stated there were 41 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 37 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2012120 (Council District 2): A request for a change in zoning from "I-2" Heavy Industrial District to "MF-33" Multi-Family District on Lot 6, Block 1, NCB 17487, 3644 Binz-Engleman Road. Staff recommends approval.

Staff stated there were 6 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 Salazar seconded by Commissioner D. Martinez to recommend approval.

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

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2012088 CD (Council District 6): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.5 acres out of Lot 160, NCB 8237, 555 Old US Highway 90. Staff recommends approval.

Staff stated there were 23 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and no response from Community Workers Council. Staff mailed 37 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2012106 (Council District 1):** A request for a change in zoning from “C-3 RIO-2 AHOD” General Commercial River Improvement Overlay Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District on Lots 9 and 10, Block 18, NCB 975, 302 E. Josephine Street. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Tobin Hill Community Association is not in opposition. Staff mailed 11 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2012117 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses on Lot 6, Block 2, NCB 6112, 1916 Guadalupe Street. Staff recommends approval.

Staff stated there were 43 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Avenida Guadalupe Association. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

Chairman Tiller stated Zoning Case No. Z2012101 CD has been postponed as per the applicant's request.

INDIVIDUAL CONSIDERATION:

12. ZONING CASE NUMBER Z2012116 (Council District 1): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 23, Block 4, NCB 8410, 1304 Gardina Street. Staff recommends approval.

Roger Jimenez, representative, stated the purpose of this rezoning request is to allow sales of alcohol beverages at the restaurant.

The following citizen(s) appeared to speak:

Kathy Randolph, spoke in opposition, expressed concerns with parking.

Gloria Cano, spoke in opposition, expressed parking and safety concerns.

Joel Jimenez, spoke in opposition.

Curtis Johnson, spoke in opposition.

Staff stated there were 196 notices mailed out to the surrounding property owners, 20 returned in opposition outside and 2 returned in favor. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2012118 (Council District 7): 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 2.00 acres of land out of Lot 9, NCB 17946, 8682 Bandera Road. Staff recommends approval pending Master Plan Amendment.

James Griffin, representative, stated the purpose of this request is to allow for a commercial use.

The following citizen(s) appeared to speak:

Vincent Bosque, stated his residents abuts the subject property and did not receive notification. He stated the applicant is only rezoning the front portion of the subject property and is concerned with access to the remaining residential portion.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 18 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2012119 (Council District 3): 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 2 acres out of Lots 1, 2, 3, and 33, Block 1, NCB 7586, 2002 East Southcross Boulevard. Staff recommends denial.

James Griffin, representative, stated he would like to request a continuance until June 19, 2012 to continue working with the neighborhood association.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hot Wells Neighborhood Association. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Clancy seconded by Commissioner Christian to recommend a continuance until June 19, 2012

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

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2012081 (Council District 3): A request for a change in zoning from "MF-33" Multi-Family District to "G" Golf Course District on 59.216 acres out of Block 1, NCB 13485 and 42.011 acres out of Block 2, NCB 13486, 3600 East Southcross Boulevard (also known as 4700 Pecan Valley Drive). Staff recommends approval.

Bill Kaufman, representative, stated this zoning request is a city-initiated case. He stated they have met with the Councilwoman and the surrounding property owners to discuss this proposal.

The following citizen(s) appeared to speak:

Tommy Adkinson, spoke in opposition of smaller rezoning request.

Commissioner Martinez arrived at 2:05 pm

Liz Trainer, spoke in opposition.

Jason Garcia, spoke in opposition.

Charles Bartlett, spoke in opposition.

Shelton Spears, spoke in opposition.

Dorothy Moy, spoke in opposition.

Chip Puhl, spoke in opposition.

Lynda Billa Burke, spoke in favor.

Janie Ramirez, spoke in favor.

Mike Coyle, spoke in favor.

Dan Pedrotti, Jr., owner, spoke in favor.

Christel Villarreal, spoke in opposition.

Staff stated there were 110 notices mailed out to the surrounding property owners, 3 returned in opposition and 7 returned in favor and Highland Hills Neighborhood Association and Pecan Valley Neighborhood Association are in opposition of smaller rezoning proposal, in favor of rezoning the entire golf course property. In addition, staff received a petition expressing support of rezoning entire golf course. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Ornelas, D. Martinez, Salazar, Clancy,

NAY: Tiller, McFarland, Christian, C. Martinez, McNealy

THE MOTION FAILED

2ND MOTION

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

AYES: Tiller, McFarland, Christian, C. Martinez, McNealy

NAY: Ornelas, D. Martinez, Salazar, Clancy,

THE MOTION FAILED

3rd MOTION

A motion was made by Commissioner McNealy seconded by Commissioner Salazar to reconsider the motion for denial.

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

NAY: D. Martinez

THE MOTION CARRIED

4th MOTION

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

AYES: Tiller, Ornelas, Christian, D. Martinez, Salazar, Clancy, McNealy

NAY: McFarland, C. Martinez

THE MOTION CARRIED

16. There being no further business, the meeting was adjourned at 3:30 pm

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary