

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
May 20, 2014**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> 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, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**  
**ABSENT: Middleton, McFarland**

3. Consideration of May 6, 2014 Zoning Commission Minutes.

**All voted in affirmative.**

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2014131 (Council District 2):** A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on 68.79 acres out of NCB 16580 and NCB 16581 on portions of the 5200 through 5900 Blocks of East Loop 1604 North. Staff recommends approval, pending plan amendment.

Staff mailed 5 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2014144 (Council District 8):** A request for a change in zoning from “MF-33” Multi-Family District to “C-2” Commercial District on 1.65 acres out of NCB 14862; 6435 Babcock Road. Staff recommends approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2014148 HL (Council District 5):** A request for a change in zoning from “C-3 IDZ AHOD” General Commercial Infill Development Zone Airport Hazard Overlay District to “C-3 IDZ HL AHOD” Historic Landmark General Commercial Infill Development Zone Airport Hazard Overlay District on the southeast 100 feet of Lot 13, Block 1, NCB 2322; 105 South Zarzamora Street. Staff recommends approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on November 20, 2013.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from neither Prospect Hill nor Avenida Guadalupe Neighborhood Associations.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2014151 (Council District 2):** A request for a change in zoning from “I-2” Heavy Industrial District and “R-5” Residential Single-Family District to “I-2” Heavy Industrial District on 14.383 acres out of Tract 7 (also known as Lot 7), NCB 10613; 242 North W.W. White Road. Staff recommends approval, pending plan amendment.

Staff mailed 21 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

8. **ZONING CASE NUMBER Z2014153 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on the south 129.8 feet of Lot 14, Block 1, NCB 2181; 547 Ruiz Street. Staff recommends approval.

Staff mailed 39 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Gardendale Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

9. **ZONING CASE NUMBER Z2014154 HL (Council District 1):** A request for a change in zoning from “C-2 NCD-2 AHOD” Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “C-2 HL NCD-2 AHOD” Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records; 2822 North Flores Street. Staff recommends approval, pending plan amendment.

Staff mailed 31 notices to the surrounding property owners, 0 returned in opposition and 1 in favor and Alta Vista Neighborhood Association is in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2014155 (Council District 8):** A request for a change in zoning from “C-1” Light Commercial District and “R-6 PUD” Residential Single-Family Planned Unit Development District to “C-2” Commercial District on 1.443 acres out of Lot 109, Block 11, NCB 16098 on a portion of the 6900 Block of Prue Road. Staff recommends approval, pending plan amendment.

Staff mailed 25 notices to the surrounding property owners, 1 returned in opposition and 0 in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2014158 (Council District 6):** A request for a change in zoning from “C-3” General Commercial District to “MF-25” Low Density Multi-Family District on 12.472 acres out of NCB 17635 on portions of the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road. Staff recommends approval, pending plan amendment.

Staff mailed 17 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Bridgewood Association is in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2014159 (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 Lot 1, Block 2, NCB 18170; 9514 Westover Hills Boulevard. Staff recommends approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 3 in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2014160 CD (Council District 3):** A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 28, NCB 11156 on a portion of the 11900 Block of Southeast Loop 410. Staff recommends approval with revised site plan.

Staff mailed 12 notices to the surrounding property owners, 0 returned in opposition and 1 in favor and no response from Villa Coronado Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2014163 (Council District 3):** A request for a change in zoning from "I-1" General Industrial District, "R-5" Residential Single-Family District and "C-3" General Commercial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lots 22 and 23, NCB 10846; 3708 and 3710 South W.W. White Road. Staff recommends approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Pecan Valley Neighborhood Association is in favor.

**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**Commissioner Martinez arrived at 1:28 pm.**

15. **ZONING CASE NUMBER Z2014138 S ERZD (Council District 9):** A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3NA S ERZD MLOD-1” General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and “I-1 S ERZD MLOD-1” General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility on Lot 2, NCB 17866; 18952 Redland Road. Staff recommends denial with an alternate recommendation for “C-2NA CD S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and Specific Use Authorization for a Construction Contractor’s Facility.

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 1 call received in favor and no response from Redland Ridge Association.

Catherine Hernandez, Planning Manager, stated this case has been initiated by staff to correct an administrative error. She stated this case was continued from our May 6, 2014 Zoning Commission meeting and since then she has been working closely with the applicant and Council District 9 office to resolve this issue.

Mike Barr, San Antonio Water Systems, presented their recommendation of approval.

Shirley Sharpsteen, applicant, stated as mentioned by city staff this request is to correct an administrative error. She stated she purchased the property in 2006 after receiving a zoning verification letter from City staff confirming the property was zoned “C-3NA ERZD”. Upon applying for permits, she was then informed that the property was zoned for “R-6”. She stated she contacted staff to notify them of the error and has been working with City staff and Council Office to correct this issue.

**The following citizens appeared to speak:**

Regan Davis, stated he does not feel Mrs. Sharpsteen should be punished for an administrative error made by City staff and fully supports this zoning request.

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 Boyd and seconded by Commissioner Shaw to recommend approval of “C-3NA S ERZD MLOD-1” with a Specific Use Authorization for a Construction Contractor Facility and “I-1 S ERZD MLOD-1” with a Specific Use Authorization for a Construction Contractor Facility.

**AYES: Salazar, Briones, Shaw, Boyd, Martinez, Ornelas**

**NAY: Villarreal, Romero**

**THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2014119 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 14.084 acres out of NCB 18560 on portions of the 7500 Block of Bandera Road and the 7200 Block of Eckhert Road. Staff recommends approval, pending plan amendment.

Staff mailed 25 notices to the surrounding property owners, 0 returned in opposition, 1 notice received outside 200 foot radius in opposition and 1 returned in favor. Staff mailed 34 notices to the Planning Team and received 1 notice in opposition.

James McKnight, representative, stated at this time he would like to request 30 day continuance to address traffic issues.

**Citizens signed in to speak elected not to speak.**

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 Boyd to recommend a continuance until June 17, 2014.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**17. ZONING CASE NUMBER Z2014129 (Council District 5):** A request for a change in zoning from “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-50” Multi-Family District and “C-2” Commercial District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and multi-family residential uses not to exceed 110 units per acre on Lots

14, 15, 16, 17, 18, A-19 and A-20, NCB 2569 on portions of the 300 and 400 Blocks of East Cevallos Street and Clay Street. Staff recommends approval, pending plan amendment.

Staff mailed 40 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Lone Star Neighborhood Association and King William Association is not in support of the request for "C-2" uses.

Chad Carey, applicant, stated the purpose of this zoning request to allow for development of multi-family with some commercial uses.

**The following citizens appeared to speak:**

Cherise Bell, Executive Director, King William Association, stated they do not support "C-2" zoning as this would interrupt the residential quality of life. She stated they are agreeable to "C-1" designation as it accommodates neighborhood commercial uses and are considered appropriate buffers between residential uses and "C-2" and "C-3" districts.

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 Briones and seconded by Commissioner Martinez to recommend approval.

**AYES: Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: Salazar**

**THE MOTION CARRIED**

**18. ZONING CASE NUMBER Z2014143 (Council District 1):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Two-Family Dwelling to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 0.3233 of an acre out of Lots 9 and 10, Block 3, NCB 761; 308 Warren Street. Staff recommends denial.

Staff mailed 18 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Five Points Neighborhood Association. Staff mailed 21 notices to the Planning Team.

Abe Juarez, applicant, stated he is requesting this change in zoning to allow for multi-family development on the subject property. He stated he is in agreement of deed restrictions to not exceed 6 units.

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 Martinez to recommend approval.

**AYES: Salazar, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

### **THE MOTION CARRIED**

**Commissioner Villarreal left at 2:31 pm.**

**19. ZONING CASE NUMBER Z2014147 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 5, the east part of Block 4, NCB 844; 617 East Euclid Avenue. Staff recommends approval, pending plan amendment.

Staff mailed 28 notices 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.

Viviana Frank, applicant, stated the purpose of this zoning change request is to allow for the development of a 3 or 4-plex on the subject property. She stated she has met with the neighborhood association who are in support of this request.

#### **The following citizens appeared to speak:**

Ben Fairbank, Chairman of Tobin Hill Community Association Task Force, stated they have met with the applicant to discuss the proposed development at which time they were informed it would be a 2 story structure with the apartment being on the upper level and parking at ground level. However after viewing the rendering presented there are some concerns and would like to express their opposition. He further stated they are agreeable in working with the applicant to reach a consensus.

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 Shaw to recommend a continuance until June 3, 2014.

**AYES: Salazar, Briones, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

### **THE MOTION CARRIED**

**20. ZONING CASE NUMBER Z2014149 HL (Council District 1 and 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District; “R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District; “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District; “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District; “MF-33 AHOD” Multi-Family Airport Hazard Overlay District; “C-1 AHOD” Light Commercial Airport Hazard Overlay District; “C-2 AHOD” Commercial Airport Hazard Overlay District; “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District; “C-3 AHOD” General Commercial Airport Hazard Overlay District to Add the “HL” Historic Landmark designation to all existing zoning on Lot 20 and the west 39.6 feet of Lot 21, Block 16, NCB 2025; the north irregular 102.01 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 10441, Page 2200 of the Bexar County Deed Records); the south irregular 126.5 feet of Lot 18, Block 4, NCB 2047 (as recorded in Volume 2917, Page 1995 of the Bexar County Deed Records); Lot 15, Block 3, NCB 2076; Lots 16 and 17, Block 3, NCB 2208; Lots 10, 11 and 12, Block 31, NCB 2280; Lots 7 and 8 and the west 2.44 feet of Lot 9, Block 4, NCB 2282; Lot 14, Block 4, NCB 2313; Lots 9, 10, 11 and 12, Block 12, NCB 2317; Lot 15, Block 24, NCB 2318; Lots 13, 14 and 15, Block 20, NCB 2330; Lot 12 and the east 27 feet of Lot 11, Block 18, NCB 2332; Lots 4, 5 and 6, Block 6, NCB 2339; Lot 10, Block 6, NCB 2343; Lots 10, 11, 12, 13 and 14, Block 5, NCB 2368; the south 62.1 feet of Lots 23 and 24, Block 8, NCB 2371; Lot 6, Block 5, NCB 2417; the west 70 feet of the south 23.3 feet of Lot 10 and the west 70 feet of Lot 11, Block C, NCB 2418; the north 150 feet of Lots 5 and 6, Block 6, NCB 2429; the southwest irregular 125 feet of Lot 49, Block 6, NCB 2456 (as recorded in Volume 4295, Page 1295 of the Bexar County Deed Records); Lot 34, Block 7, NCB 2457; Lot 13, Block H, NCB 6021; and Lots 12, 13, 14, 15, 16, 17, 18, 39, 40, 41, 42, 43, 44 and 45, Block 1, NCB 8269; 1614 & 1624 Buena Vista Street; 2101 Buena Vista Street; 2201 Buena Vista Street; 1501 West Cesar E Chavez Boulevard & 425 South Brazos Street; 1801 West Cesar E Chavez Boulevard; 926 Cincinnati Avenue; 2124 Colima Street; 2006 West Commerce Street; 242 Cornell; 1225 & 1227 El Paso Street; 1423 (also known as 1425) El Paso Street; 2304 El Paso Street; 321 Fredericksburg Road; 323 Fredericksburg Road; 1805 Guadalupe Street; 2607 West Houston Street; 900 Leal Street; 4527 West Martin Street; 1111 Monterey Street; 2303 Monterey Street; A portion of the 3800 Block of Morales; 402 & 404 North Richter Street; 2011 (also known as 2009) Vera Cruz Street; 214 & 218 South Zarzamora Street. Staff recommends approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on March 7, 2014.

Staff mailed 25 notices to subject property owners, 1 returned in opposition from 2201 Buena Vista which has been withdrawn, 0 returned in favor. Staff also mailed 618 notices to property owners with 200 foot, 1 returned in opposition and 2 returned in favor. The following neighborhood associations were notified Avenida Guadalupe, Gardendale, Prospect Hill, Woodlawn Lake, Beacon Hills and Five Points Owner’s Neighborhood Associations no responses were received.

**The following citizens appeared to speak:**

Margarita Rios, stated she is uncertain as to what this proposal is and would like clarification on how this would affect her property.

Roberto Rivera, stated he also would like clarification on this case.

Chairman Salazar stated this will be table to meet with the residence in attendance to clarify this zoning case and address their concerns. A motion was made by Commissioner Martinez and seconded by Commissioner Ornelas to have this case tabled.

**(A voice vote) All voted in affirmative.**

**21. ZONING CASE NUMBER Z2014157 (Council District 8):** A request for a change in zoning from “C-2” Commercial District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-2 MLOD-1” Commercial Camp Bullis Military Lighting Overlay District and “R-6 MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District to “MF-18” Limited Density Multi-Family District and “MF-18 MLOD-1” Limited Density Multi-Family Camp Bullis Military Lighting Overlay District on 22.402 acres out of NCB 14861 on portions of the 6200 through 6500 Blocks of De Zavala Road. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Oakmont Downs Homeowner’s Association. Staff also received a letter of support from Woodthorn Homeowner’s Association which is outside 200 foot notification boundary.

Rob Killen, representative, stated the purpose of this zoning request is to allow multi-family residential development on the subject property.

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 Romero and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Shaw, Romero, Boyd, Martinez, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**22. ZONING CASE NUMBER Z2014161 (Council District 1):** A request for a change in zoning from “C-3R H AHOD” General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and “C-3R H HS AHOD” Historic Significant General

Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility and "IDZ H HS AHOD" Historic Significant Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility on Lots 22, 23, 24, 25 and the south 22 feet of Lot 26, Block 4, NCB 902 on a portion of the 700 Block of South St. Mary's Street and the 500 Block of South Presa Street. 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 and no response from Lavaca Neighborhood Association and King William Neighborhood Association is not in opposition of the proposed rezoning request.

Patrick Shearer, applicant, stated he is requesting this change in zoning to bring the existing restaurant, reception hall and bar into compliance.

**The following citizens appeared to speak:**

Cherise Bell, Executive Director of King William Association, stated they have met with the applicant to discuss this proposal and are in support of the "C-2" zoning request.

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 Martinez to recommend approval.

**AYES: Salazar, Briones, Shaw, Romero, Boyd, Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**23. Reconsider Zoning Case Z2014149**

A motion was made by Commissioner Martinez and seconded by Commissioner Shaw to reconsider Zoning Case Z2014149.

**(A voice vote) All voted in affirmative.**

Debra Harden, 900 Leal Street, stated she feels this proposal would have a position impact on the neighborhood.

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 Briones and seconded by Commissioner Martinez to recommend approval historic designation on all properties involved except 2201 Buena Vista.

**AYES: Salazar, Briones, Shaw, Romero, Boyd, Martinez, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

24. Consideration and recommendation regarding proposed amendments to Chapter 35 of the Municipal Code, the Unified Development Code, related to Digital Displays at Performing Arts Centers and the "RIO-3" River Improvement Overlay -3 District.

Corey Edwards, Office of Historic Designation, presented item.

**COMMISSION ACTION**

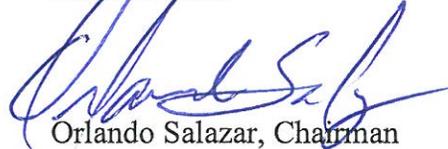
A motion was made by Commissioner Boyd and seconded by Commissioner Shaw to recommend approval.

**AYES: Salazar, Briones, Shaw, Romero, Boyd, Martinez, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

24. There being no further business, the meeting was adjourned at 3:42 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary