

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 15, 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, Middleton, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas

ABSENT: C. Martinez

3. Approval of the October 1, 2013 Zoning Commission Minutes.

All voted in affirmative.

Commissioner Villarreal arrived at 1:03 pm.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013205 (Council District 4):** 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 1.528 acres out of Parcel 24, NCB 15148 on a portion of the 8600 Block of Ray Ellison Boulevard. Staff recommends approval, pending plan amendment.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and 1 response from People Active in Community Effort (PACE).

COMMISSION ACTION

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

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2013203 CD (Council District 5): A request for a change in zoning from “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Carwash to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 21, Block 26, NCB 10553; 3684 Culebra Road. Staff recommends approval, with conditions.

Staff stated there were 25 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 D. Martinez and seconded by Commissioner Boyd to recommend approval.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013206 (Council District 2): A request for a change in zoning from “I-2 EP-1” Heavy Industrial Facility Parking/Traffic Control District to “R-6 EP-1” Residential Single Family Facility Parking/Traffic Control District on Lots 11 and 12, Block 44, NCB 1234; 515 and 519 Rotary. Staff recommends approval.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Harvard Place/Eastlawn Neighborhood Association is in support.

COMMISSION ACTION

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

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013207 (Council District 6): A request for a change in zoning from “R-6” Residential Single-Family District to “O-1” Office District on Lot 14, Block 3, NCB 17637; 5524 Rogers Road. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Mountain View Acres Neighborhood Coalition.

COMMISSION ACTION

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

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2013216 (Council District 5): A request "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 1.106 acres out of NCB 8114 and NCB 12771; 1334 South General McMullen Drive. Staff recommends approval.

Staff stated there were 41 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Boyd to recommend approval with conditions.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. ZONING CASE NUMBER Z2013204 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single Family Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-5 AHOD" Residential Mixed Neighborhood Conservation Airport Hazard Overlay District on Lots 38 & 39, Block 22, NCB 6421; 613 W. Hollywood Boulevard. Staff recommends approval.

Staff stated there were 34 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

Commissioner Romero arrived at 1:16 pm.

Rob Killen, representative, stated they have met with the surrounding property owners and would like to amend their original request of "RM-6 NCD AHOD" to "R-6 CD AHOD" for a duplex. As part of the amendment, they have agreed on deed restrictions on elevations and designs that can not be enforced by a conditional zoning designation. This would enforce single family dwelling appearance. The proposed request is to combine both lots to develop a duplex

on the subject properties. He further stated since they have amended their request a site plan is now required therefore they would like to request a two week continuance to submit their site plan to staff for review and continue working with the neighborhood.

The following citizens appeared to speak:

Cosima Colvin, spoke in opposition however is in support of the continuance to further discuss the proposed rezoning.

Jessica Fuentes, spoke in opposition of the proposed duplex. She stated she supports single family dwelling development.

Maryann Vanness, spoke in opposition of the proposed duplex. She stated their neighborhood is single family homes and feels duplex development would negatively affect the neighborhood.

Jose Luis Vargas, (spoke in Spanish) stated he supports single family dwelling development.

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 D. Martinez to recommend a continuance until November 5, 2013.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2013208 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single Family Airport Hazard Overlay District to "MF-33 AHOD" Multi Family Airport Hazard Overlay District on 20.79 Acres out of NCB 11156; Northeast intersection of Loop 410 and Walhalla Avenue. Staff recommends approval, pending plan amendment.

Staff stated there were 54 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 in favor.

James Griffin, representative, stated he would like to request a continuance to continue working with the neighborhood and Harlandale Independent School District.

The following citizens appeared to speak:

Olga Martinez, representing Villa Coronado Neighborhood Association, stated they would support a continuance to further discuss this request as their neighborhood association was not notified of the proposed rezoning 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 Villarreal to recommend a continuance until November 5, 2013.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Romero, Boyd, Ornelas

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2013211 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 51, 52 and east 12 feet of Lot 9, Block 2, NCB 8417; 244 and 250 Sherwood Drive. Staff recommends denial.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 in favor and Los Angeles Heights Neighborhood Association is in support. Staff mailed 18 notices to the Planning Team.

Paul Fletcher, representative, stated he is requesting this change in zoning to allow for a daycare with associated medical uses for autistic children. He stated the surrounding uses are commercial uses and does not feel the proposed rezoning would have a negative impact on the community. He further stated the property was previously utilized as a church and daycare.

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 D. Martinez to recommend approval of "C-2NA".

AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2013213 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “H I-1 AHOD” Mission Historic General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District and “H C-3 AHOD” Mission Historic General Commercial Airport Hazard Overlay District on Tract B and Tract C, NCB 11170; 1426 Braubach. Staff recommends approval.

Staff stated there were 22 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 in favor, no response from Villa Coronado Neighborhood Association. Staff mailed 14 notices to the Planning Team.

Edward Campos, representative, stated the purpose of this zoning request is to bring existing baseball field into compliance.

The following citizens appeared to speak:

Henry Rios, spoke in opposition.

Roland Sanchez, spoke in opposition.

Paul Gonzales, spoke in opposition.

Olga Martinez, spoke in opposition.

Mary Sanchez, spoke in opposition. She expressed concerns with increase in taxes.

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.

Edward Campos, representative requested this case be postponed to

NO ACTION TAKEN AS THE APPLICANT REQUESTED A POSTPONEMENT.

13. Election of officer for Vice-Chair.

COMMISSION ACTION

Commissioner D. Martinez nominated Commissioner Terry Boyd for Vice Chair.

AYES: Salazar, Middleton, McFarland, Briones, Villarreal, D. Martinez, Romero, Ornelas

NAY: None

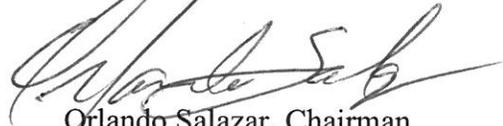
ALL VOTED IN AFFIRMATIVE.

14. Director's Report. – Joint Zoning and Planning Commission Meeting and introduction of new staff.

Catherine Hernandez, Planning Manager, introduce new staff member and briefed Commissioners on upcoming Joint Planning and Zoning Meeting for November 1, 2013.

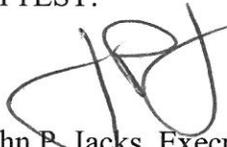
15. There being no further business, the meeting was adjourned at 2:38 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary