

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 16, 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, Villarreal, D. Martinez, Salazar, Boyd,
C. Martinez, McNealy**

ABSENT: None

3. Approval of October 2, 2012 Zoning Commission Minutes.

Chairman Tiller stated Zoning Case Z2012149 and Z2012198 have been postponed as per the applicant's request.

COMBINED HEARING:

4. ZONING CASE NUMBER Z2012208 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District on Lot 14, Block 12, NCB 12692; and 7.109 acres out of NCB A-62 on portions of the 2000 Block of South Zarzamora Street. Staff recommends approval pending plan amendment.

Staff stated there were 77 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2012210 HL (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "HL C-2 AHOD" Historic Landmark Commercial Airport Hazard Overlay District on Lot 1A, Block 36, NCB 1929 save and except the northwest triangular 16 feet and the southeast triangular 5 feet, 1815 Fredericksburg Road. Staff recommends approval.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from Jefferson, Woodlawn Lake nor Keystone Neighborhood Associations. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2012212 (Council District 1): A request for a change in zoning from "HL R-5 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District to "HL O-1 AHOD" Historic Landmark Office Airport Hazard Overlay District on Lot 1, Block 33, NCB 8569, 3510 North Main Avenue. Staff recommends approval pending plan amendment.

Staff stated there were 41 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor. Staff mailed 46 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2012216 (Council District 6): A request for a change in zoning from "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Parcel 7, NCB 34393 on a portion of the 1400 Block of North Ellison Drive. Staff recommends approval.

Staff stated there were 47 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2012217 (Council District 1):** A request for a change in zoning from "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District to "HL IDZ AHOD" Historic Landmark Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses on Lot 21, Block 3, NCB 2208, 235 Monclova. Staff recommends approval.

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Gardendale Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Commissioner C. Martinez arrived at 1:12 pm

INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2012183 (Council District 1):** A request for a change in zoning from "H MF-33 AHOD" Multi-Family Olmos Park Terrace Historic Airport Hazard Overlay District to "H NC AHOD" Neighborhood Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004, 297 Lovera Boulevard. Staff recommends approval.

William Lambert, representative, stated he would like to request a continuance. He stated he has been working closely with the neighborhood association and need more time to address all their concerns.

The following citizen(s) appeared to speak:

Roberto Vasquez, President of Olmos Park Terrace Neighborhood Association, stated they have been working with the representative and as stated by Mr. Lambert they need more time to address a few concerns.

Chelsea McGovern, spoke in opposition.

Staff stated there were 29 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no responses from neither Olmos Park Terrace nor Northmoor Neighborhood Associations. Staff mailed 46 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Ornelas and seconded by Commissioner Villarreal to recommend a continuance until November 20, 2012.

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

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2012209 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 1, Block 2, NCB 14355, 5731 McDavitt Road. Staff recommends approval.

Michelle Barrientes, representative, stated the purpose of this request is to allow for development of 5 duplexes. She stated she would like to request a continuance to work with the neighborhood to address their concerns.

The following citizen(s) appeared to speak:

Grace Leal, spoke in opposition.

Leonor Ramos, spoke in opposition.

Paul Samoniego, spoke in opposition.

Maria Rangel, spoke in opposition.

Jose Deleon, spoke in opposition.

Staff stated there were 43 notices mailed out to the surrounding property owners, 18 returned in opposition and 0 returned in favor. Staff mailed 36 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner C. Martinez and seconded by Commissioner Salazar to recommend approval to include staff's conditions:

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2012211 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-6" Residential Single-Family District and a Daycare Center on Lot 4, Block A, NCB 2873, 113 Furnish. Staff recommends denial.

Rene Rocco, representative, stated they are proposing a child daycare center on the subject property. He stated they have been in contact with the neighborhood association who has expressed their support.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Lone Star Neighborhood Association. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Villarreal, D. Martinez, McNealy

NAY: Ornelas, Salazar, Boyd

THE MOTION FAILED

COMMISSION ACTION

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

AYES: Tiller, Ornelas, Salazar, Boyd, McNealy

NAY: McFarland, Villarreal, D. Martinez,

THE MOTION FAILED

COMMISSION ACTION

A motion was made by Commissioner Salazar and seconded by Commissioner Ornelas to recommend a continuance until November 6, 2012.

AYES: Tiller, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy
NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2012215 CD (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted) on 1.852 acres out of Parcel 112, NCB 10832, 2710 Rigsby Avenue. Staff recommends approval.

Roger Jimenez, representative, stated the purpose of this zoning change is to allow for a tire shop on the subject property.

The following citizen(s) appeared to speak:

Allan Bolt, spoke in opposition.

Jim McNamara, spoke in opposition.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 1 returned in favor and no response from Comanche Community Neighborhood Association. Staff mailed 53 notices to the Planning Team and received 2 in opposition. Staff received a letter in opposition from Eastern Triangle Implementation and Management Group.

COMMISSION ACTION

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

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

THE MOTION FAILED

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner Ornelas to recommend a continuance until November 6, 2012.

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

THE MOTION CARRIED

13. Public Hearing and consideration of adoption of Historic Design Guidelines into the Unified Development Code.

Shanon Shea Miller, Historic Preservation Office, stated briefed commission on the Historic Design Guidelines.

The following citizen(s) appeared to speak:

Betty Eckhert, Co-Chair of North Central Community Plan, stated they support the proposed Historic Guidelines.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez, McNealy
NAY: None

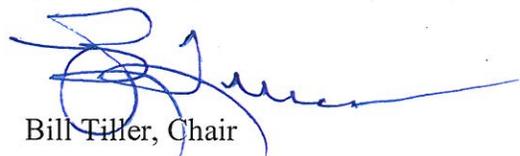
THE MOTION CARRIED

14. Briefing on amendments to the Unified Development Code sections 35-388, 35-424, 35-488, 35-497, 35-A101 and 35-B118 relative to Sexually Oriented Business use regulations, licensing and appeal procedures, penalties, definitions and application requirements.

John Jacks, Assistant Director, presented item.

15. There being no further business, the meeting was adjourned at 2:59 pm.

APPROVED:



Bill Tiller, Chair

ATTEST:



Executive Secretary