

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 18, 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, Tiller,
Boyd, C. Martinez**

ABSENT: Ornelas

3. Approval of May 21, 2013 Zoning Commission Minutes

All voted in affirmative.

4. Approval of June 4, 2013 Zoning Commission Minutes

All voted in affirmative.

Chairman Salazar stated Zoning Cases Z2013072 HL B will not be considered as it has been withdrawn also Z2013125 CD has been postponed and will not be considered.

5. ZONING CASE NUMBER Z2013134 CD (Council District 6): A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.92 acres out of Lot 3, Block 28, NCB 18698 on a portion of the 8700 Block of Grissom Road. Staff recommends approval, pending plan amendment.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 23 notices to the Planning Team.

Pedro Vega, Case Manager, stated this case would have to be continued as the Plan Amendment has not been considered by Planning Commission.

COMMISSION ACTION

A motion was made by Commissioner McNealy and seconded by Commissioner Lopez to recommend a continuance until July 2, 2013.

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013135 CD S (Council District 3): A request for a change in zoning from “MF-33 H RIO-4 AHOD” Multi-Family Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to “C-2 S H RIO-4 AHOD” Commercial Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use for a Bingo Parlor on 0.138 of an acre and “C-2 CD H RIO-4 AHOD” Commercial Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with a Conditional Use for Paintball Hide and Seek Games - Outdoors Permitted on 1.516 acres on 1.654 acres out of Lot 51, NCB A-20 on portions of 1135 Mission Road. Staff recommends approval, pending plan amendment.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Roosevelt Park Neighborhood Association. Staff mailed 15 notices to the Planning Team.

Commissioner Villarreal arrived at 1:12 pm.

Sister Odilia Korenek, representative, stated the purpose of this rezoning is to allow for a bingo hall and paint ball facility. She stated the resources would be utilized for students attending their Academy.

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 approval.

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013138 (Council District 5): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 20 & 21, Block 6, NCB 7125; 3100 Vera Cruz Street. Staff recommends denial.

Staff stated there were 51 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor.

Rafael Gallegos, owner, (Spanish speaking) stated upon applying for permits to renovate the structure he was then informed the property was not zoned for multi family use therefore he is requesting this change in zoning to allow for 4 dwelling units.

Commissioner C. Martinez arrived at 1:23 pm.

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 Lopez and seconded by Commissioner Villarreal to recommend a continuance until July 16, 2013.

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

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2013139 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 1, NCB 8790; 505, 509, and 511 Fair Avenue. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Highland Park Neighborhood Association is in opposition. Staff mailed 33 notices to the Planning Team.

Richard Gravett, property manager, stated he is requesting this change in zoning to allow for commercial use. He stated they currently do not have a use in place however he feels this zoning change would open more opportunities in leasing the building.

The following citizens appeared to speak:

Noralynn Ripp, stated she is opposition of the proposed rezoning as this proposal not being presented to Highland Hills Neighborhood Association. She stated they have been informed that it may possibly a bingo parlor which they do not support. She stated they currently have a traffic issue and is concerned that the proposed bingo parlor would increase traffic problems. She also expressed concerns with landscaping and street maintenance.

Bertha Saucedo, stated she is in opposition. She expressed concerns with the hours of operation for the proposed bingo parlor as well as the increase in traffic.

Lloyd Le Blanc, stated he is in opposition of the proposed request as he feels this would be a down-grade for the neighborhood.

Christel Villarreal, stated she would like to express her opposition of the proposed zoning request. She further stated that at their executive board meeting they voted in opposition. She stated this item has not been presented to their neighborhood association as they were not notified in time.

Greg Ripps, stated he would like to express his opposition. He stated this area is already heavily congested and feels the proposed bingo parlor would only add to the problem. He also expressed concerns with the drainage issues and desperate need of street repairs.

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 McNealy to recommend denial.

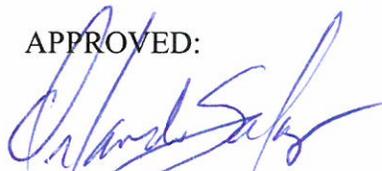
**AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd,
C. Martinez**

NAY: None

THE MOTION CARRIED

9. There being no further business, the meeting was adjourned at 2:54 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary