

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 1, 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, Briones, Villarreal, D. Martinez, Romero, Ornelas

ABSENT: Boyd, C. Martinez

3. Approval of the September 3 and September 17, 2013 Zoning Commission Minutes.

All voted in affirmative.

Commissioner Briones arrived at 1:06 pm.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013190 (Council District 2):** A request for a change in zoning from “RM-4 HS AHOD” Historic Significant Residential Mixed Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 11 and 12, Block 26, NCB 674; 1115 South Olive Street. 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 response from Denver Heights Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2013196 HL (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 HL AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 15, Block 4, NCB 12474; 307 Lakeridge Drive. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Oak Hills Citizens Association.

COMMISSION ACTION

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

AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Ornelas
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013199 HL (Council District 3): A request for a change in zoning from “IDZ MC-2 AHOD” Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District to “HL IDZ MC-2 AHOD” Historic Landmark Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District on Lot C6 and the south irregular 66.98 feet of the north 189.66 feet of the east irregular 242 feet of Lot A6, Block 3, NCB 2978; 3203 South Presa Street. Staff recommends approval.

Staff stated there were 24 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.

COMMISSION ACTION

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

AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Ornelas
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013200 HL (Council District 2): A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 HL AHOD” Historic Landmark Residential Mixed Airport Hazard Overlay District on Lot 53, Block 4, NCB 1602; 649 Delmar Street. Staff recommends approval.

Staff stated there were 34 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 McNealy and seconded by Commissioner D. Martinez to recommend approval.

AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Ornelas
NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2013201 (Council District 5): A request for a change in zoning from "I-2 H HS AHOD" Historic Significant Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District, "I-1 H HS AHOD" Historic Significant General Industrial Cattleman Square Historic Airport Hazard Overlay District, and "I-1 H AHOD" General Industrial Cattleman Square Historic Airport Hazard Overlay District to "D H HS AHOD" Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District and "D H AHOD" Downtown Cattleman Square Historic Airport Hazard Overlay District on Lots 3, 4, 7, 8, 9, 10, 13, 14, Block 76, NCB 263 and Lot 3, Block 79, NCB 247; 904 and 910 West Travis Street, 915, 921 West Houston Street and 923 West Houston Street and 230 and 123 North Medina. Staff recommends approval.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor.

COMMISSION ACTION

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

AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Romero, Ornelas
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. ZONING CASE NUMBER Z2013180 S (Council District 2): A request for a change in zoning from "I-1" General Industrial District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Ammunition Manufacturing, Loading and Storage on 2.01 acres out of NCB 12867; 4818 Interstate Highway 10 East. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Cherry Hills, I-10 and Houston Street Corridor Neighborhood Association. Staff received notice from Dellview Neighborhood Association, outside the 200 foot radius, expressing their support.

Greg Thurmon, applicant, stated since their last Zoning Commission Meeting they have met with the concerned citizens and have toured the facility however there is still some concerns with regards to the proposed ammunition manufacturing facility.

The following citizens appeared to speak:

Allan Boldt, spoke in opposition.

Jim McNamara, spoke in opposition.

Aubry Lewis, spoke in opposition.

James Grant, spoke in opposition.

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.

1ST MOTION

COMMISSION ACTION

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

AYES: Briones, D. Martinez, Ornelas

NAY: Salazar, McNealy, McFarland, Villarreal, Romero

THE MOTION FAILED

2nd MOTION

COMMISSION ACTION

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

AYES: Salazar, McNealy, McFarland, Villarreal, Romero

NAY: Briones, D. Martinez, Ornelas

THE MOTION FAILED

Applicant will move forward to City Council with a denial from Zoning Commission.

Commissioner Romero left at 2:12pm.

10. 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 in favor, no response from Valley Hi North Neighborhood Association and People Active in Community Efforts (PACE) is in favor.

Ashley Farrimond, representative, stated she would like to request a continuance to meet with the surrounding 4 neighborhood associations.

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 Salazar and seconded by Commissioner Villarreal to recommend a continuance until October 15, 2013.

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

NAY: None

THE MOTION CARRIED

11. Consideration and possible action to cancel January 7, 2014 Zoning Commission Meeting and other meeting dates as necessary.

Catherine Hernandez, presented December 2013 Holiday schedule that would effect January 7, 2014 Zoning Commission Meeting.

COMMISSION ACTION

A motion was made by Commissioner Villarreal and seconded by Commissioner McFarland to recommend canceling January 7, 2014 meeting.

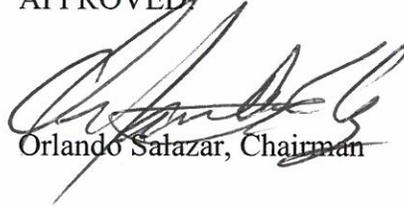
AYES: Salazar, McNealy, McFarland, Briones, Villarreal, D. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

12. There being no further business, the meeting was adjourned at 2:19 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary