

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 16, 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 April 2, 2013 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013018 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 32, Block 2, NCB 9666, 2419 Basse Road. Staff recommends approval with conditions.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 46 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2013042 CD (Council District 7):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened) on 2.8876 acres out of Lot 7, NCB 17946, 8590 Bandera Road. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor. Staff mailed 18 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013076 (Council District 6): A request for a change in zoning from “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres to “MF-18” Limited Density Multi-Family District on 15.53 acres out of NCB 17635, NCB 34449, and NCB 34450, located north of Culebra Road at Lone Star Parkway. Staff recommends approval.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013090 (Council District 2): A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on 114.938 acres, “C-2 AHOD” Commercial Airport Hazard Overlay District on 2.8 acres, and “L AHOD” Light Industrial Airport Hazard Overlay District on 558.522 acres on 676.26 acres out of NCB 12867, NCB 17992, NCB 17993, NCB 17322, and NCB 35098 on portions of the 6000-6100 Blocks of Interstate Highway 10 East, the 1100 Block of North Foster Road, and the 6100 Block of FM 1346. Staff recommends approval.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Eastgate Neighborhood Association is in favor. Staff mailed 29 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2013102 (Council District 2):** A request for a change in zoning from “MF-33 HS RIO-2 UC-2 AHOD” Multi-Family Historic Significant River Improvement Overlay-2 Broadway Urban Corridor Airport Hazard Overlay District and “MF-33 HS RIO-2 AHOD” Multi-Family Historic Significant River Improvement Overlay-2 Airport Hazard Overlay District to “C-1 HS RIO-2 UC-2 AHOD” Light Commercial Historic Significant River Improvement Overlay-2 Broadway Urban Corridor Airport Hazard Overlay District and “C-1 HS RIO-2 AHOD” Light Commercial Historic Significant River Improvement Overlay-2 Airport Hazard Overlay District on Lot 14, NCB 965, 1611 North Alamo Street. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from neither Government Hill Alliance nor The Downtown Residents Association. Staff mailed 10 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2013074 S ERZD (Council District 8):** A request for a change in zoning from “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 S ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.0689 of an acre out of Lot 4, Block 3, NCB 17843 on a portion of 14440 Huebner Road. Staff recommends approval.

Patrick Christensen, representative, stated he would like to request a two week continuance to continue meeting with the neighborhood association.

The following citizen(s) appeared to speak:

Pete Morales, Hunters Creek North Neighborhood Association, stated he supports the continuance to further discuss this rezoning case.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Hunters Creek North Neighborhood Association is in opposition.

COMMISSION ACTION

A motion was made by Commissioner Tiller and seconded by Commissioner Villarreal to recommend a continuance until May 7, 2013.

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2013081 ERZD (Council District 8):** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and “C-3 ERZD MLOD-1 UC-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay IH-10/FM 1604 Urban Corridor District to “MF-33 ERZD MLOD-1” Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and “MF-33 ERZD MLOD-1 UC-1” Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay IH-10/FM 1604 Urban Corridor District on 16.07 acres out of NCB 14859, 15502 Babcock Road. Staff recommends approval, pending the plan amendment.

James Griffin, representative, stated the purpose of this zoning change is to allow for student housing project mainly for UTSA students. He stated they have met with the neighborhood association and have agreed on restrictive covenants such as limiting density in the number of beds, providing additional landscaping and a privacy wall along Babcock, restricting access points, balconies would be situated away from the neighborhood to reduce the noise and a few other items.

Mike Barr, SAWS, presented their recommendation and recommended approval.

The following citizen(s) appeared to speak:

Jim Harnish, Hill and Dales Neighborhood Association, stated they have met with Mr. Griffin and are in support with the restrictive covenants.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Hills and Dales Neighborhood Association. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2013059 (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Microbrewery on 0.47 of an acre out of Lots 85 and 86, Block 2, NCB 3099, 2806 North St. Mary's Street. Staff recommends approval of "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District. Denial of the request for a Microbrewery.

Malcolm T. Hartman, representative, stated they are requesting this change in zoning to allow for a microbrewery on the subject property. He stated they have met with the surrounding neighbors to present their proposal and address their concerns.

The following citizen(s) appeared to speak:

Ben Fairbanks, Chairman of Zoning Task Force for Tobin Hill Residents Association, stated they have met with the representative and they are in support of the proposed zoning change.

Rose Segovia, spoke in opposition.

Esther Chalk, spoke in opposition.

Allan Dwayne, spoke in opposition.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and The Tobin Hill Community Association is in favor. Staff mailed 13 notices to the Planning Team. Staff received 3 phone calls outside the 200 foot radius expressing opposition.

COMMISSION ACTION

A motion was made by Commissioner Tiller and seconded by Commissioner D. Martinez to recommend approval of "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and a Microbrewery.

AYES: McNealy, McFarland, D. Martinez, Tiller, Boyd, C. Martinez

NAY: Salazar, Lopez, Villarreal

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2013100 (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on P-9, NCB 34393 on a portion of the 10000 Block of Potranco Road. Staff recommends approval, pending plan amendment.

James Griffin, representative, stated he would like to request a continuance to further discuss this proposal with the neighborhood association.

The following citizen(s) appeared to speak:

Anita Matthews, spoke in opposition.

Fidel Castillo, spoke in opposition.

Staff stated there were 57 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Boyd to recommend a continuance until May 7, 2013.

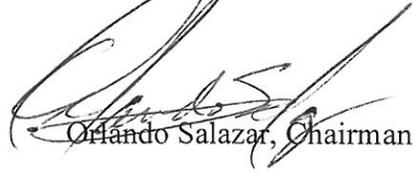
AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez

NAY: None

THE MOTION CARRIED

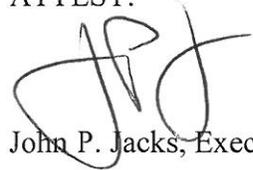
13. There being no further business, the meeting was adjourned at 2:29 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary