

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
April 2, 2013**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> 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, Ornelas

**ABSENT:** None

3. Approval of March 19, 2013 Zoning Commission Minutes.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2013084 CD (Council District 8):** A request for a change in zoning from “RM-6 MLOD-1” Residential Mixed Camp Bullis Military Lighting Overlay District to “RM-6 CD MLOD-1” Residential Mixed Camp Bullis Military Lighting Overlay District with a Conditional Use for a Professional Office on 0.6756 of an acre out of Lots 3 & 4, Block 16, NCB 14726, 12107 Orsinger Lane and 4023 Sleepy Hollow Drive. Staff recommends approval with conditions.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Vance Jackson Neighborhood, Inc. is in opposition. Staff mailed 41 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, Ornelas

**NAY:** None

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2013065 (Council District 1):** A request for a change in zoning from “H MF-33 AHOD” Multi-Family Tobin Hill Historic Airport Hazard Overlay District and “H IDZ AHOD” Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District to “H IDZ AHOD” Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with Single-Family

Residential and Live-work units uses not to exceed 16 units per acre on Lots 8, 9 & 10, Block 12, NCB 1744, 405, 409 and 411 Kendall Street. Staff recommends approval, Pending Master Plan Amendment.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Tobin Hill Community Association is in favor. Staff mailed 13 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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2013083 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 3 & 4, Block 1, NCB 16374, 5719 and 5703 Rittiman Road. Staff recommends approval pending Plan Amendment

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 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, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2013086 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 35 & 36, Block 14, NCB 8253, 4519 West Commerce Street. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Prospect Hill Neighborhood Association.

**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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2013088 (Council District 6):** 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 4 acres out of Parcel 1E, NCB 18820 on a portion of the 9600 Block of Westover Hills Boulevard. Staff recommends approval.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 34 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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2013089 (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lots 36 & 37, Block 3, NCB 15176 on portions of the 2900 Block of Southwest Loop 410 and the 7700 Block of West Highway 90. Staff recommends approval.

Staff stated there were 29 notices mailed out to the surrounding property owners, 15 returned in opposition and 0 returned in favor and Springvale Neighborhood Association is 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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2013091 (Council District 4):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 0.359 of an acre out of Lot 70, Block 3, NCB 11260 on a portion of 7331 New Laredo Highway. Staff recommends approval.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2013092 CD (Council District 8):** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District to “R-6 CD MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 2D, 3A & 3B, Block 9, NCB 14719, 4101 Sleepy Hollow Drive. Staff recommends approval with conditions.

Staff stated there were 20 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and Vance Jackson Neighborhood Inc. is in opposition and no response from Park Forest Neighborhood Association. Staff mailed 41 notices to the Planning Team. Staff received an email from Orsinger expressing their support and a petition in support and a petition in opposition outside 200 foot.

**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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2013093 (Council District 9):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “MF-50 AHOD” Multi-Family Airport Hazard Overlay District on Lots 92, 93, 94 & 95, NCB 11884 on portions of the 300 Block of West Sunset Road, the 500 Block of Everest Avenue, and the 1400 Block of East Sandalwood Lane. Staff recommends approval pending Master Plan Amendment.

Staff stated there were 58 notices mailed out to the surrounding property owners, 0 returned in opposition and 18 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, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2013094 CD (Council District 10):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “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 Office/Warehouse on Lot 13, NCB 15685, 12022 Nacogdoches 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.

**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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2013095 (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District, “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 6, Block 3, NCB 15329, 8203, 8211 & 8219 State Highway 151. Staff recommends approval.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2013096 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 26, Block 11, NCB 8891, 2351 Rivas Street. Staff recommends approval.

Staff stated there were 23 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Prospect Hill Neighborhood Association is in favor.

**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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

16. **ZONING CASE NUMBER Z2013064 (Council District 5):** A request for a change in zoning from “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on Lot 24, Block 1, NCB 7944, 418 Somerset Road. Staff recommends denial.

Francisco Franco, representative, stated they do not have a business in mind however when he retires his intend is to open his on business on the subject property.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 33 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner McNealy to recommend denial.

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

**NAY: None**

**THE MOTION CARRIED**

**Commissioner Tiller left at 1:36 pm.**

17. **ZONING CASE NUMBER Z2013072 HL B (Council District 5):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to add the “HL” Historic Landmark designation to the existing zoning districts, all other base, special, and overlay districts remain unchanged on Lot 5, NCB 11250 and Lot 13, Block 89, NCB 3681, 3526 West Commerce Street and 911 (AKA 915) Castroville Road. Staff recommends approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on January 16, 2013.

Ian Benavides, Case Manager, presented item and stated that 911 (AKA 915) Castroville Road has been withdrawn per the applicant’s request therefore the only property being considered is 3526 W. Commerce Street.

Elizabeth Porterfield, Historic Preservation Office, stated, she would like to request a continuance so they may meet with the owner to further discuss this proposal.

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

**COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner C. Martinez to recommend a continuance until May 21, 2013.

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

**NAY: None**

**THE MOTION CARRIED**

**18. ZONING CASE NUMBER Z2013067 ERZD (Council District 9):** A request for a change in zoning from “C-1 ERZD MLOD-1 AHOD” Light Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 13.693 acres out of Parcel 4C, NCB 17701 on a portion of the 17500 Block of Northwest Military Highway. Staff recommends approval.

James Griffin, representative, stated he is requesting this change in zoning to allow for the development of a school campus on the subject property. He stated they have met with SAWS representatives and agreeable with the 65% impervious cover.

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

Staff stated there were 23 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor. Staff mailed 41 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: Ornelas**

**THE MOTION CARRIED**

**19.** Appointment of a Zoning Commission representative to the Planning Commission Technical Advisory Committee.

Commissioner McFarland will serve as a primary to the Planning Commission Technical Advisory Committee.

**COMMISSION ACTION**

A motion was made by Commissioner Villarreal and seconded by Commissioner McNealy to appoint Commissioner McFarland will serve as a primary to the Planning Commission Technical Advisory Committee.

**All voted in affirmative.**

Commissioner Villarreal will serve as an alternate to the Planning Commission Technical Advisory Committee.

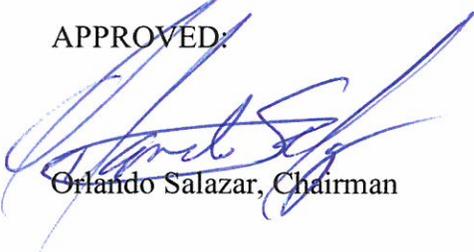
**COMMISSION ACTION**

A motion was made by Commissioner D. Martinez and seconded by Commissioner C. Martinez to appoint Commissioner Villarreal will serve as an alternate to the Planning Commission Technical Advisory Committee.

**All voted in affirmative.**

20. There being no further business, the meeting was adjourned at 1:50 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary