SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 7, 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, C. Martinez, McNealy
ABSENT: Flores, Clancy, Nava

3. Approval of July 17, 2012 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2012148 HL (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "HL R-6 NCD-5 AHOD" Historic Landmark Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 6, 7, 8 and 9, Block 44, NCB 1852, 932 West Woodlawn. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Beacon Hill Neighborhood Association. Staff mailed 11 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, D. Martinez, Salazar, McNealy
NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2012156 CD (Council District 7):** A request for a change in zoning from "R-5 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 an Assisted Living Facility with no more than 16 residents on Lot 8, Block 1, NCB 11500, 208 Hope Drive. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Woodlawn Hills Neighborhood Association. Staff mailed 37 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, D. Martinez, Salazar, McNealy
NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2012163 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.6516 of an acre out of Lots 1 through 10, Block 34, NCB 6896, 441, 443, 445 and 447 West Hildebrand Avenue. Staff recommends approval.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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, D. Martinez, Salazar, McNealy
NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2012171 (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 5.468 acres out of NCB 17636, Located along the east side of Loop 1604, approximately 5,000 feet north of Culebra Road. Staff recommends approval pending master plan amendment.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 13 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, D. Martinez, Salazar, McNealy
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

8. **ZONING CASE NUMBER Z2012121 S ERZD (Council District 8):** A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic on 0.105 of an acre out of Lot 4, Block 20, NCB 16883 on a portion of 8202 North Loop 1604 West. Staff recommends approval.

Buck Benson, representative, stated the purpose of this zoning change is to allow expansion of an existing animal clinic on the subject property.

Mike Barr, SAWS, presented staff's recommendation and recommended approval.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 18 returned in favor. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2012137 (Council District 8):** A request for a change in zoning from "C-1 PUD GC-1 MSAO-1 MLOD" Planned Unit Development Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Parcel 5, NCB 34754, 24165 West IH 10. Staff recommends approval pending master plan amendment.

James Griffin, representative, stated since May 2012 they have been working closely with Dominion Homeowners Association and provided them with site plans, elevations renderings and draft deed restrictions, which are still being worked on.

The following citizen(s) appeared to speak:

Rob McDaniel, Dominion Homeowners Association, stated they support the proposed zoning request. He further stated have been working closely with Mr. Griffin and working on finalizing the deed restrictions.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner McFarland seconded by Commissioner Salazar to recommend approval pending the master plan amendment and also that the restrictions itemize by staff of no outdoor storage or display of goods shall be permitted except for outdoor dining.

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

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2012129 CD (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.1469 of an acre out of Lots 10 and 11, Block, 17, NCB 3775, 1838 Culebra Road. Staff recommends approval with conditions.

Majid Howiatdost, representative, stated he has been in contact with Woodlawn Hill Neighborhood Association and they do support the proposed carwash however, they have expressed their opposition for a car sales lot.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Prospect Hill Neighborhood Association and Woodlawn Lake Community Association is in opposition.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner McNealy to recommend approval with staff's conditions:

> All on-site lighting shall be directed onto the site and point away from any adjacent residential zoning or uses;
> Outdoor speaker and paging systems shall be prohibited

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

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2012157 (Council District 1):** A request for a change in zoning from "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District on Lot 16, Block 4, NCB 732, 206 Sadie Street. Staff recommends approval.

Andrew Blouet, owner, stated he would like to request a two-week continuance to meet with the neighborhood association and address their concerns.

Staff stated there were 33 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and Lavaca Neighborhood Association is in opposition. Staff mailed 12 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Ornelas seconded by Commissioner McFarland to recommend a continuance until August 21, 2012.

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

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2012158 (Council District 2):** A request for a change in zoning from "AE-3 S EP-1" Arts and Entertainment-3 Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Motor Vehicle Sales (full service) to "I-1 EP-1" General Industrial Facility Parking/Traffic Control Overlay District on Tract 2 and Lot 4, NCB 10233, 3011 East Commerce Street. Staff recommends denial.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 0 returned in favor and no response from Jefferson Heights Neighborhood Association. Staff mailed 25 notices to the Planning Team.

ZONING CASE NUMBER Z2012159 (Council District 2): A request for a change in zoning from "AE-4 EP-1" Arts and Entertainment-4 Facility Parking/Traffic Control Overlay District to "I-1 EP-1" General Industrial Facility Parking/Traffic Control Overlay District on Tract 7A, NCB 10234, 3363 East Commerce Street. Staff recommends denial.

Staff stated there were 11 notices mailed out to the surrounding property owners, 1 returned in opposition outside and 0 returned in favor and no response from Jefferson Heights Neighborhood Association. Staff mailed 25 notices to the Planning Team.

ZONING CASE NUMBER Z2012160 (Council District 2): A request for a change in zoning from "AE-3 S EP-1" Arts and Entertainment-3 Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Warehousing to "I-1 EP-1" General Industrial Facility Parking/Traffic Control Overlay District on 7.558 acres out of Lot 15, NCB 10233, 185 Coca Cola Place. Staff recommends denial.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 0 returned in favor and no response from Jefferson Heights Neighborhood Association. Staff mailed 25 notices to the Planning Team.

Patrick Christensen, representative, stated he would like to request a continuance on the three cases above, as the Plan Amendment has not been presented to Planning Commission.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez seconded by Commissioner Salazar to recommend a continuance until September 18, 2012.

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

THE MOTION CARRIED

Commissioner C. Martinez arrived at 1:46 pm.

13. **ZONING CASE NUMBER Z2012164 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 2, Block 76, NCB 3672, 3622 West Travis Street. Staff recommends denial.

Mia Barajas, owner, stated she would like to request a continuance as she is waiting to received a letter of support from the neighborhood association.

Staff stated there were 29 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner D. Martinez to recommend a continuance until August 21, 2012.

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

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2012166 (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on Parcel 100, NCB 11300, 8211 New Laredo Highway. Staff recommends approval pending master plan amendment.

James McKnight, representative, stated he would like to request a continuance as the Plan Amendment has not been presented to Planning Commission.

The following citizen(s) appeared to speak:

Sandra Garcia, stated she is in opposition and has collected a petition from the surrounding property owners expressing opposition.

Maria Gonzalez, spoke in opposition.

Staff stated there were 15 notices mailed out to the surrounding property owners, 8 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 seconded by Commissioner C. Martinez to recommend a continuance until August 21, 2012.

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

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2012168 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 46, 47 and 48, Block 11, NCB 3806, save and except that portion of Lot 48 conveyed to the City of San Antonio in Volume 8526, Page 1836 of the Real Property Records of Bexar County, Texas, 2547 Steves Avenue. Staff recommends approval pending master plan amendment.

Tariq Mehmood, applicant, stated he is requesting this change in zoning to bring existing convenience store into compliance. He further stated he is in agreement of a continuance to meet with the concerned neighbors.

The following citizen(s) appeared to speak:

Gerardo Vasquez, spoke in opposition.

Josh Mann, Council Aide District 3, stated he would like to request this case be continued.

Staff stated there were 45 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and no response from Highland Park Neighborhood Association and Southeast Citizens Committee. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner C. Martinez to recommend a continuance until August 21, 2012.

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

THE MOTION CARRIED

Commissioner Villarreal arrived at 2:09 pm.

16. **ZONING CASE NUMBER Z2012169 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Alcohol Distillation on Lot 1, Block 3, NCB 2582, 1902 South Flores Street (also known as 110 East LaChappelle). Staff recommends approval.

Boyan Kalusevic, applicant, stated the purpose of this zoning request is to allow for a distillery on the subject property. He stated he does not feel this request would pose a hazard to the community, as the surrounding uses are industrial.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 C. Martinez seconded by Commissioner McNealy to recommend approval of "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Alcohol Distillation.

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

THE MOTION CARRIED

17. **ZONING CASE NUMBER Z2012172 CD (Council District 9):** A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Non-Commercial Parking Lot on Lots 27, 28, 29 and 30, Block 3, NCB 6229, 149 and 153 Perry Court and 152 and 156 Burr Road. Staff recommends denial.

Ashley Farrimond, representative, would like to request a continuance to meet with the surrounding property owners and neighborhood association to discuss the proposed zoning request.

The following citizen(s) appeared to speak:

Moses Aguilar, spoke in opposition.

Scott Day, stated he would like to express his opposition. He further stated he has also collected a petition from the affected property owners who have expressed their opposition.

Mike Bartel, President of Mahncke Neighborhood Association, stated they strongly oppose the proposed zoning change.

Henrietta Dominguez, stated she would like to express her opposition. She stated her concerns are for the safety of the neighborhood.

Jody Williams, San Antonio Conservation Society, stated they are in opposition of the proposed zoning change.

Staff stated there were 27 notices mailed out to the surrounding property owners, 7 returned in opposition and 5 returned in favor and no response from Mahncke Park Neighborhood Association. Staff mailed 21 notices to the Planning Team and received 1 response in opposition.

COMMISSION ACTION

A motion was made by Commissioner McNealy seconded by Commissioner C. Martinez to recommend a continuance until September 4, 2012.

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

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2012173 HL (Council District 1):** A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District and the additional uses of Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property to "HL IDZ RIO-2 AHOD" Historic Landmark Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District and the additional uses of beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling; fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile; and the fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property on Lot 2, Block 2, NCB 14164, 604 Avenue A (also known as 602 Avenue A). Staff recommends approval.

Elizabeth Porterfield, Office of Historic Preservation, presented case and recommended approval. She further stated this case was initiated by the property owner.

The following citizen(s) appeared to speak:

Ben Fairbank, Tobin Hill Community Association, stated they support the proposed zoning change.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Ornelas seconded by Commissioner McFarland to recommend approval.

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

THE MOTION CARRIED

19. There being no further business, the meeting was adjourned at 2:39 pm.

APPROVED:

Bill Tiller, Chair

ATTEST:

Executive Secretary