

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
December 18, 2012**

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

3. Approval of December 4, 2012 Zoning Commission Minutes.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2013021 CD (Council District 7):** 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 a Pawn Shop on 0.1377 of an acre out of Lot 6 and Tract 2, NCB 8349 on a portion of 902 Bandera Road and 3031 West Woodlawn Avenue. Staff recommends approval the pending plan amendment.

Staff stated there were 3 notice mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Donaldson Terrace Neighborhood Association. Staff mailed 19 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, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez**  
**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2013026 CD (Council District 9):** 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 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor on Lots 30 and 37, Block 2, NCB 13060, 211 Braniff and 11407 San Pedro Avenue. Staff recommends approval.

Staff stated there were 9 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 Salazar and seconded by Commissioner D. Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2013029 CD (Council District 2):** A request for a change in zoning from "AE-3 S EP-1" Arts and Entertainment Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Food and Food Products - Processing to "C-2 CD EP-1" Commercial Facility Parking/Traffic Control Overlay District with a Conditional Use for Hardware Sales - Wholesale on Lots 22 and 23, Block 1, NCB 11674, 3430 and 3444 East Commerce Street. Staff recommends approval.

Staff stated there were 43 notice mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Jefferson Heights Neighborhood Association. Staff mailed 25 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, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2013032 CD (Council District 7):** 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 Motor Vehicle Sales on Lot 2, Block 2, NCB 14159, 5131 Northwest Loop 410. Staff recommends approval.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 41 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, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez**

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2013033 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on Lot 2, Block 4, NCB 14862, 6401 Melissa Ann. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor. Staff mailed 41 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, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez**

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2013034 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales 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 39.31 acres out of Block 3, NCB 14059, 310 and 434 Roland Avenue. Staff recommends approval.

Staff stated there were 63 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from The Artesia Community Guild.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE NUMBER Z2013035 (Council District 2):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 14057 on the northwest corner of Interstate Highway 10 and Roland Avenue. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

### **INDIVIDUAL CONSIDERATION:**

11. **ZONING CASE NUMBER Z2013005 (Council District 2):** A request for a change in zoning from “I-1 RIO-2 AHOD” General Industrial River Improvement Overlay-2 Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Bar/Tavern without cover charge 3 or more days per week on Lots 6, 7, 8 and 9, Block 18, NCB 964, 1603 and 1611 Broadway. Staff recommends approval.

Mark Tolley, representative, stated since the November 20<sup>th</sup> Zoning Commission Meeting, they amended their plan to address the parking issues that were raised. He stated they originally they had 33 on site parking which have now increased to 44. They have also met with Texas Department of Transportation and the adjacent property owner to lease for parking use. He further stated they have also reduced the building size by 5,000 square feet. He feels with these modifications they have resolved the parking concerns.

### **The following citizen(s) appeared to speak:**

Frank Burney, representing Pearl Brewery, stated they support the proposed development and they are pleased to hear that Mr. Tolley has addressed the parking concerns.

Staff stated there were 24 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from neither Downtown Residents nor Government Hill Neighborhood Associations. Staff mailed 13 notices to the Planning Team.

**COMMISSION ACTION**

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

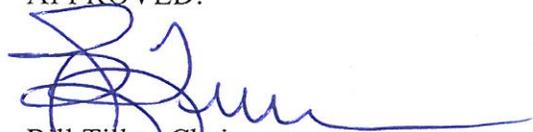
**AYES: Tiller, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez**

**NAY: None**

**THE MOTION CARRIED**

12. There being no further business, the meeting was adjourned at 2:26 pm.

APPROVED:



Bill Tiller, Chair

ATTEST:



Executive Secretary

