

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 4, 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, Boyd,
McNealy
ABSENT: C. Martinez

3. Approval of November 20, 2012 Zoning Commission Minutes.

Chairman Tiller stated Zoning Case Z2013023 will not be heard today as the case has been withdrawn by the applicant.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013012 (Council District 2):** A request for a change in zoning from multiple zoning designations to multiple zoning designations on properties generally bound by North Cherry, Dawson Street, North Palmetto, and Sherman Street. Staff recommends approval.

Rudy Nino, Planning Manager, presented case and stated the following addresses will be saved and exempted from this proposed zoning change.

300 thru 302 Lamar Street
419 Burleson Street
1129 North Hackberry
1127 North Hackberry
1123 North Hackberry

Staff stated there were 805 notices were mailed out to property owners, 166 of them are located within the 200 foot radius and 639 are the property owners of the subject area. Dignowity Hill Neighborhood Association was notified and responded in favor. Staff mailed 23 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2012223 CD (Council District 10): A request for a change in zoning from “R-5” Residential Single-Family Airport Hazard Overlay District, “R-6” Residential Single-Family Airport Hazard Overlay District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Law Office, “PUD R-6” Planned Unit Development Residential Single-Family District and “RM-4” Residential Mixed District to “R-20” Residential Single-Family District, “R-20 CD” Residential Single-Family District with a Conditional Use for a Law Office, “PUD RP” Planned Unit Development Resource Protection District, “NP-8” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District and “NP-15” Neighborhood Preservation District on multiple properties located in the Forest Oak, MacArthur Park and Greater Marymont neighborhoods consisting of approximately 300 acres, generally bound by Nacogdoches Road to the North and West, Starcrest Drive to the East and Northeast Loop 410 to the South; the properties are located and will remain within the boundaries of the “AHOD” Airport Hazard Overlay District. Staff recommends approval.

Staff stated there were 575 notices were mailed out to property owners, 441 of them are located within the 200 foot radius, 2 returned in opposition and 31 returned in favor. Forest Oak Neighborhood Association is favor and no response from neither MacArthur Park nor Marymont Neighborhood Associations. Staff mailed 23 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013019 CD (Council District 4): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 1, Block 4, NCB 9853, 803 Price. Staff recommends approval.

Staff stated there were 38 notice mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Quintana Community Neighborhood Association. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Boyd, McNealy

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013022 (Council District 2): 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 "MF-33" Multi-Family District and "C-2" Commercial District on Lot D, NCB 981, 521 East Grayson Street. Staff recommends approval.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from neither Downtown Residents Association nor Government Hill Alliance. Staff mailed 10 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Boyd, McNealy

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2013024 S (Council District 3): A request for a change in zoning from "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District to "C-2 S H AHOD" Commercial Mission Historic Airport Hazard Overlay District with Specific Use Authorization for a Bingo Parlor on 0.287 of an acre out of Lot 35, NCB 7676 on a portion of 1131 Southeast Military Drive. 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 and no response from Mission San Jose Neighborhood Association. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2013025 (Council District 2):** A request for a change in zoning from “C-2 RIO-1 AHOD” Commercial River Improvement Overlay-1 Airport Hazard Overlay District to “IDZ RIO-1 AHOD” Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “C-2” Commercial District on Lots 5, 6, 7, 8, 9 & 10, NCB 6294, 2013 Broadway. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Tobin Hill Community Association is in favor. Staff mailed 14 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

Commissioner Villarreal arrived at 1:19 pm

10. **ZONING CASE NUMBER Z2013003 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “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, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Nightclub without cover charge 3 or more days per week, Microbrewery, Hotel, and Studio-sound and recording on 0.209 of an acre out of Lots 1 & 2, Block 21, NCB 978; 0.482 of an acre out of Lots 7 and 8, and 0.12 of an acre out of Lot 9, Block 10, NCB 979, 500, 502 and 504 East Grayson Street and 1816, 1822 and 1900 North Alamo Street. Staff recommends approval.

Rob Killen, representative, stated the purpose of this zoning request is to allow for development of multi family and commercial uses. He stated they have amended their original request to eliminate the Microbrewery and limited the bar/tavern to 0.482 of an acre of Lots 7 and 8, Block 10, NCB 979 and have agreed to provide landscaping and a dog park. He further stated they have met with Government Hill who has expressed their support.

The following citizen(s) appeared to speak:

Marlene Hawkins, President of Government Hill Community Association, stated they have met with Mr. Killen to further discuss the proposed zoning request and support the amendment however they are still in opposition for the stand alone bar.

Bertha Moore, stated she is in opposition of this request. She stated she has collected a petition expressing opposition.

Eliseo Salazar, stated he would like to express his opposition as he feels the proposed bar would increase crime in the neighborhood.

Staff stated there were 43 notices mailed out to the surrounding property owners, 3 returned in opposition and 12 returned in favor. Staff mailed 10 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner McFarland to recommend approval as amended.

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

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2013017 (Council District 4):** A request for a change in zoning from “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District to “MI-2 AHOD” Mixed Heavy Industrial Airport Hazard Overlay District on 72.084 acres out of County Block 4297 on a portion of the 16000 Block of Applewhite Road. Staff recommends approval pending plan amendment.

Andy Guerrero, representative, stated the purpose of this zoning request is to allow for the development of a solar manufacturing facility on the subject property. He stated he has met with the

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 38 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2013020 (Council District 3):** 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 Lots 165 and 166, Block 15, NCB 11111, 313 and 319 Moursund Boulevard. Staff recommends approval.

Scott Dye, representative, stated they are requesting this change in zoning to allow for the development of a Dollar Store on the subject property.

The following citizen(s) appeared to speak:

Dennis Meyers, stated he supports the proposed development of a dollar store.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 0 returned in favor. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

13. Public hearing and consideration of amendments to the Unified Development Code related to boarding homes.

John Jacks, Assistant Director, presented item.

COMMISSION ACTION

A motion was made by Commissioner McNealy and seconded by Commissioner Salazar to recommend approval with the following modifications.

1. **In Table 526-3A parking in residential use districts** - Have only the second item be included for the parking and delete the first line in the table. Instead of being homes with 7 or more residents it would read homes with up to whatever the nonresidential is or more.
2. **In Nursing Facility** - Delete paragraph “B” under definitions in the nursing facility.

December 4, 2012

7

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Boyd, McNealy
NAY: Villarreal

THE MOTION CARRIED

14. There being no further business, the meeting was adjourned at 2:23 pm.

APPROVED:



Bill Tiller, Chair

ATTEST:



Executive Secretary