

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 6, 2011**

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, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

ABSENT: Flores

Chairman Tiller stated Zoning Case Z2012017 S has been withdrawn as per the applicant's request.

3. Approval of November 15, 2011 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2012010 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District on Lot 5, Block 11, NCB 368, 324 West Cypress Street. Staff recommends approval.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Tobin Hill Community Association.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2012006 (Council District 3):** 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 4.724 acres out of Block 26 and Block 27, NCB 10146, 2920 East Southcross Boulevard and 102 Prestwick Boulevard. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Highland Hills Neighborhood Association. Staff mailed 37 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2012009 (Council District 10): A request for a change in zoning from “PUD MF-33 AHOD” Planned Unit Development Multi-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 9.7137 acres out of NCB 15689, northeast of the intersection of Thousand Oaks and Nacogdoches Road abutting Uhr Lane. Staff recommends approval pending plan amendment.

Staff stated there were 90 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and Northern Hills Country Village Owner’s Association is in favor and staff did not receive a response from Citizens on Alert nor Northern Hill Homeowner’s Association.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2012012 (Council District 2): A request for a change in zoning from “I-1 EP-1” General Industrial Facility Parking/Traffic Control District to “C-1 EP-1” Light Commercial Facility Parking/Traffic Control District on Lot 17 and Lot 18 and the west 10 feet of Lot 16, NCB 6907, 2941 East Houston Street. Staff recommends approval.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no responses from neither Harvard Place-Eastlawn nor Jefferson Heights Neighborhood Associations. Staff mailed 25 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2012016 (Council District 8):** A request for a change in zoning from "C-3R" General Commercial Restrictive Alcoholic Sales District and "C-3" General Commercial District to "C-3" General Commercial District on Lots 49 and 51, NCB 14862, on portions of the 10900 Block of Fredericksburg Road. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Oakland Estates Neighborhood Association. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2012004 CD (Council District 4):** 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 Non Commercial Parking Lot on 0.257 of an acre out of NCB 9729, 1215 Rayburn Drive. Staff recommends approval.

Jerry Arredondo, representative, stated at the November 15, 2011 Zoning Commission hearing he amended his request from "O-1 AHOD" to "R-4 AHOD CD". He stated they are proposing a non-commercial parking lot for AT&T employees. He further stated he has met with Commissioner Salazar and neighborhood association to present his proposal. The proposed non-commercial parking lot would meet all City Codes such as buffers, lighting and signage. He stated he has met with the traffic staff to address the fencing issue and was informed that a "Parking by Permit Only" sign due to the high volume of traffic within this area. He stated he

would also like to add that such amendment from "O-1 AHOD" to "R-4 AHOD CD" would allow the operation to be from 7:00 am to 9:30 pm.

The following citizen(s) appeared to speak:

Michael Yantis, member of Tierra Linda Neighborhood Association, he would like to express their opposition. They feel such request would negatively affect the community and add to the existing traffic issues.

Staff stated there were 16 notices mailed out to the surrounding property owners, 8 returned in opposition (6 of which are outside the 200 foot radius) and 1 returned in favor and Tierra Linda Neighborhood Association is in opposition. Staff also received a petition expressing opposition. Staff mailed 27 notices to the Planning Team. All notices were mailed for original request of "O-1 AHOD", no new notices were mailed for amended request of "R-4 AHOD CD".

COMMISSION ACTION

The motion was made by Commissioner Salazar seconded by Commissioner D. Martinez to recommend approval of "R-4 AHOD CD" with two additions that:

- Hours of operations be 7:00 am till 9:30 pm
- No permanent structure be allowed on the subject property and
- Site plan as presented with the exception of the fence being removed.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2011174 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District with the additional use of Motor Vehicle Sales on Lots 29 and 30, Block 6, NCB 6541, 719 West Hildebrand Avenue. Staff recommends denial.

Alejandro Gomez, representative, stated he would like to request a continuance until January 17, 2012, to meet with City staff and address concerns.

Staff stated there were 36 notices mailed out to the surrounding property owners, 1 notice returned expressing concerns but did not indicated whether they were in favor or opposition. Staff mailed notices to Edison and Beacon Hill Neighborhood Associations and mailed 50 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Ornelas seconded by Commissioner Christian to recommend a continuance until January 17, 2012.

AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

Commissioner Ornelas has recused herself from this item and left the room.

11. ZONING CASE NUMBER Z2012005 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District with the additional use of a laboratory testing facility on Lots 3, 4, 5, 6, 7 and 8, the west 100 feet of Lot 9 and the east 74 feet of the north 13 feet of Lot 9, Block 24, NCB 374; Lot 14, Block 33, NCB 376; and Lots 14 and 15, Block 23, NCB 377, 204, 220 and 224 West Evergreen Court; 611 and 621 Howard Street; and 1405, 1425 and 1509 North Main Avenue. Staff recommends approval.

Bobby Perez, representative, stated the purpose of this zoning change is to allow for apartment development along with a parking garage. He stated he would like to amend his request to exclude the laboratory testing facility.

The following citizen(s) appeared to speak:

Mr. Callahan, stated he is in opposition of said zoning change. He stated he operates a law firm within this area and has concerns with continuous water line ruptures. He does not feel this development would be good for the community, as the existing apartment complexes do not maintain the units to code. He further stated one of the existing apartment complex has been abandon and is target for vandals and a home for the homeless and a number of illegal activities. He feels such problems need to be cleared prior to new development.

Mike O'Brien, Missionaries of the Sacred Heart, stated he attended a number of meetings regarding this project and is in support of the zoning request, as this would alleviate the existing parking issues. He feels this would enhance the community.

Carolyn Kelley, stated she is in support of this request. She stated she has been part of this project for many years and is extremely excited that the development is in process. She further stated she would be in contact with Mr. Callahan to address his concerns.

Angie Ruiz, former Tobin Hill Residents Association, stated she is in favor of said request. She feels this would improve Tobin Hill immensely

Sylvia Mireles, stated she is in support of the rezoning request.

Richard Henning, stated he would like to see a site plan of the proposed project to better comprehend how this development would be situated.

Staff stated there were 40 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Tobin Hill Community Association is in favor. Staff mailed 12 notices to the planning team.

COMMISSION ACTION

The motion was made by Commissioner Ornelas seconded by Commissioner D. Martinez recommend approval.

AYES: Tiller, McFarland, Christian, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava

NAY: None

RECUSED: Ornelas

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2012015 (Council District 5): A request for a change in zoning from "H IDZ AHOD RIO-4" Mission Historic Infill Development Zone Airport Hazard Overlay River Improvement Overlay District with uses permitted in "MF-40" Multi-Family District, "C-2" Commercial District with the additional uses of a Bar, Beer Garden, Microbrewery and Hotel to "H IDZ AHOD RIO-4" Mission Historic Infill Development Zone Airport Hazard Overlay River Improvement Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses at a Maximum Gross Density of 60 units/acre with the additional uses of a Bar, Beer Garden, Microbrewery and Hotel on 22.39 acres out of Lot 17, NCB A-17; Save and Except 0.804 of an acre out of Lot 17, NCB A-17, 600 Lone Star Boulevard. Staff recommends approval.

Sunshine Thacker, representative, stated the purpose of this zoning change is to allow for mixed-use development. She stated she has been in contact with Commissioner Flores who has expressed support.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 9 returned in favor and no responses from Lone Star Neighborhood Association. Staff received response from Roosevelt Park Neighborhood Association stating they are in support however; they do not support the density. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

AYES: McFarland, Christian, D. Martinez, Clancy, McNealy, Nava

NAY: Tiller, Ornelas, Salazar, C. Martinez

THE MOTION CARRIED

13. There being no further business, the meeting was adjourned at 2:35 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "Bill Tiller", written in a cursive style.

Bill Tiller, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be initials "JPT", written in a cursive style.

Executive Secretary