SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 19, 2013

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, Lopez
   ABSENT: C. Martinez

3. Approval of February 5, 2013 Zoning Commission Minutes.

Chairman Tiller stated Zoning Case Z2013059 has been postponed as per the applicant's request.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013021 (Council District 7):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.1377 of an acre out of Lot 12, NCB 8349 on a portion of 902 Bandera Road and 3031 West Woodlawn Avenue. Staff recommends approval, pending plan amendment.

Staff stated there were 3 notices 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 McFarland and seconded by Commissioner D. Martinez to recommend approval.

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

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2013046 (Council District 9):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 1.966 acres out of Lots 27, 28, 80, 81, 86 and 91, NCB 11888, 214, 220, 226, and 232 West Sunset Road, 426 and 430 Everest Avenue. Staff recommends approval, pending plan amendment.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 11 returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2013061 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on Parcel 32B, Block 2 and 0.654 of an acre out of Lot 4 (Parcel 32), NCB 14864, 5032 & 5094 Prue Road. Staff recommends approval, pending plan amendment.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Oakland Estates Neighborhood Association. Staff mailed 12 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, Villarreal, D. Martinez, Salazar, Boyd, McNealy, Lopez
NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2013062 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 11 & 12, Block 20, NCB 9320, 503 Grosvenor Boulevard. Staff recommends approval.

Staff stated there were 29 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 McFarland and seconded by Commissioner D. Martinez to recommend approval.

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

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2013063 HL (Council District 1):** A request for a change in zoning from "R-6 RIO-2 AHOD" Residential Single-Family River Improvement Overlay-2 Airport Hazard Overlay District to "HL R-6 RIO-2 AHOD" Historic Landmark Residential Single-Family River Improvement Overlay-2 Airport Hazard Overlay District on Lot 45, NCB 6539, 115 West Josephine Street. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 McFarland and seconded by Commissioner D. Martinez to recommend approval.

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2012175 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 12.25 acres out of Parcel 104, NCB 10934 on a portion of 6402 South New Braunfels Avenue. Staff recommends approval, pending plan amendment.

Patrick Christensen, representative, stated he is currently working with the neighborhood association and addressing a few concerns therefore he stated he would like to request a 2 week continuance.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Highland Hills and Hot Wells Neighborhood Associations are all in opposition. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Salazar to recommend a continuance until March 5, 2013.

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

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2012221 (Council District 2):** A request for a change in zoning from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with single-family residential and live work uses, not to exceed 25 units per acre on Lots 8 and 9, Block 22, NCB 537, 503, 507 Burnet Street and 710 North Cherry Street. Staff recommends approval.

Charlie Turner, representative, stated the purpose of this request is to allow for single-family residential development with live work uses. He stated he is agreeable to a continuance.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Dignowity Hill Neighborhood Association. Staff mailed 23 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Salazar to recommend a continuance until March 19, 2013.

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

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2013057 (Council District 3):** A request for a change in zoning from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18" Limited Density Multi-Family District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 12.801 acres out of NCB 10865 on a portion of the parcel located at the northeast corner of Interstate Highway 37 and Southeast Military Drive. Staff recommends approval, pending plan amendment.

Bill Kaufman, representative, stated they are requesting this change in zoning to allow for multi-family development. He stated he has been working closely with the neighborhood and have agreed on the following conditions:

- The quality of the project would be Class "A"
- Access from the subject property on to Utopia, no access, other than emergency access would be allowed
- Drainage improvements
- Setback of the buildings would be away from Utopia houses
- Limiting offensive uses for the subject property and the site that does not need to be rezoned
- Down lighting to not offend the neighbors
- Erect 8 foot rod-iron fencing
- Shielding all dumpsters

The following citizen(s) appeared to speak:

Charles Dillon, expressed concerns with drainage issues.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Highland Hills Neighborhood Association. Staff mailed 68 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Salazar to recommend approval with the conditions as stated to include the 8 foot fence rod-iron fence.

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

THE MOTION CARRIED

12. **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.

Commissioner Ornelas translated for Mr. Franco.

Francisco Franco (spanish speaking), owner, stated he is unsure as to what type of business he would like to operate but most likely it would be for an auto repair facility. He stated he is in agreement of a continuance to meet with the Commissioner for District 5.

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

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Salazar to recommend a continuance until March 5, 2013.

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

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2013069 (Council District 2):** A request for a change in zoning from "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3" General Commercial District and "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 3 and 4.1651 acres out of Lot 1, Block 2, NCB 14058, 411 and 311 Roland Avenue. Staff recommends approval.

James Griffin, representative, stated they are requesting this change in zoning to allow for commercial development on the subject property. He stated they have been working with the representatives from Eastern Triangle.

The following citizen(s) appeared to speak:

James Boldt, Eastern Triangle, stated they have been working closely with Mr. Griffin and are in support of this request. He stated his only concern is that this property has some environmental issues and hope these issues will be addressed by the developer.

Juan Sanchez, stated he is concern with the type of commercial development. He also expressed concerns with traffic issues.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 25 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

14. There being no further business, the meeting was adjourned at 2:01 pm.

APPROVED:

Bill Tiller, Chair

ATTEST:

Executive Secretary