

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
January 15, 2013**

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, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd,  
McNealy**

**ABSENT: C. Martinez**

3. Approval of December 18, 2012 Zoning Commission Minutes.

**COMBINED HEARING:**

**Commissioner Villarreal arrived at 1:08 pm.**

4. **ZONING CASE NUMBER Z2013008 S (Council District 5):** A request for a change in zoning from “HE H D AHOD” Historic Exceptional Downtown Cattleman Square Historic Airport Hazard Overlay District to “HE H C-2 S IDZ AHOD” Historic Exceptional Commercial Cattleman Square Historic Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency on 0.309 of an acre out of NCB 284; 820, 824, 828, and 830 West Commerce Street. Staff recommends approval.

Jerry Arredondo, representative, stated he has met with representatives from UTSA and he would like to request a postponement to continue working with the UTSA to address their concerns.

Staff stated there were 17 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor. Staff mailed 67 notices to the Planning Team.

**COMMISSION ACTION**

**NO ACTION TAKEN AS THIS CASE WAS POSTPONED BY THE APPLICANT.**

5. **ZONING CASE NUMBER Z2013036 (Council District 2):** A request for a change in zoning from “RM-4” Residential Mixed District to “C-2” Commercial District on Lots 10 and 11, Block 2, NCB 12892 on a portion of 4734 Rigsby Avenue. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from neither Jupe Manor nor Dellcrest Area Neighborhood Associations. Staff mailed 53 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**  
**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2013037 S (Council District 3):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for Party House/Reception Hall/Meeting Facilities on Lots 33, 34, 35 and 36, Block 24, NCB 7712, 5608 and 5614 South Flores Street. Staff recommends approval.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor. 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, Villarreal, D. Martinez, Salazar, Boyd, McNealy**  
**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2013041 S (Council District 1):** A request for a change in zoning from “FBZ T5-1 RIO-2 AHOD” Form Base Zone Transect Zone 5-1 River Improvement Overlay-2 Airport Hazard Overlay District to “FBZ T5-1 S RIO-2 AHOD” Form Base Zone Transect Zone-1 River Improvement Overlay-2 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on Lot 1, Block 26, NCB 783, 201 Arden Grove. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Downtown Residents Association. Staff mailed 66 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**  
**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2013047 (Council District 8):** A request for a change in zoning from “R-5 MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District, “R-5” Residential Single-Family District, “MF-25” Low Density Multi-Family District, and “C-2” Commercial District to “R-5” Residential Single-Family District, “MF-18” Limited Density Multi-Family District, and “MF-18 MLOD-1” Limited Density Multi-Family Camp Bullis Military Lighting Overlay District on 68.022 acres out of NCB 14861 on a portion of the 6700 Block of Babcock Road. Staff recommends approval.

Staff stated there were 110 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Oxbow Neighborhood Association is in favor. Staff mailed 41 notices to the Planning Team. Staff received emails expressing support from Woodthorn Regency Meadows, Ridgehaven and Bella Sera Neighborhood Associations.

**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**  
**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2013048 (Council District 2):** A request for a change in zoning from “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-33” Multi-Family District and “C-2” Commercial District on 0.078 of an acre out of Block 2, NCB 982, 516 East Grayson Street. Staff recommends approval.

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 neither Government Hill Alliance nor The Downtown Residents Association. 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, Villarreal, D. Martinez, Salazar, Boyd, McNealy**  
**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE NUMBER Z2013050 (Council District 5):** A request for a change in zoning from “MF-33 IDZ AHOD” Multi-Family Infill Development Zone Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 68 units per acre on Lots A7, A8 and A9, Block 100, NCB 273, 325 Colima Street. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 67 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**

**NAY: None**

**THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2013051 CD (Council District 8):** A request for a change in zoning from “MPCD GC-1 MLOD-1” Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “C-2 CD GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 10.8 acres out of NCB 14858, on a portion of the 15000 Block of Interstate Highway 10 West. Staff recommends approval.

Staff stated there were 6 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 McFarland and seconded by Commissioner D. Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2013052 (Council District 6):** A request for a change in zoning from “C-3NA GC-2 MAOZ-2 AHOD” General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Military Airport Overlay Zone-2 Airport Hazard Overlay District, “C-3 GC-2 MAOZ-2 AHOD” General Commercial Highway 151 Gateway Corridor Military Airport Overlay Zone-2 Airport Hazard Overlay District, “I-1 MAOZ-2 AHOD” General Industrial Military Airport Overlay Zone-2 Airport Hazard Overlay District, “I-1 GC-2 AHOD” General Industrial Highway 151 Gateway Corridor Airport Hazard Overlay District, and “I-1 GC-2 MAOZ-2 AHOD” General Industrial Highway 151 Gateway Corridor Military Airport Overlay Zone-2 Airport Hazard Overlay District to “C-3 MAOZ-2 AHOD” General Commercial Military Airport Overlay Zone-2 Airport Hazard Overlay District, “C-3 GC-2 AHOD” General Commercial 151 Gateway Corridor Airport Hazard Overlay District, and “C-3 GC-2 MAOZ-2 AHOD” General Commercial Highway 151 Gateway Corridor Military Airport Overlay Zone-2 Airport Hazard Overlay District on Lot 22, Block 6, NCB 11379, 5707 State Highway 151. 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 Community Workers Council. 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**

**NAY: None**

#### **THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION:**

**13. ZONING CASE NUMBER Z2012214 ERZD (Council District 8):** A request for a change in zoning from “MF-18 MLOD-1 AHOD ERZD” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to “C-2 MLOD-1 AHOD ERZD” Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 6.366 acres out of NCB 17700 on a portion of the northwest corner of Northwest Military Highway and Loop 1604. Staff recommends approval.

James Griffin, representative, stated the purpose of rezoning is to develop in connection with the existing commercial uses.

Mike Barr, SAWS, presented their recommendation and recommended approval.

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

Enrique Valdivia, AGUA, spoke in opposition. He expressed concerns with the negative impact the proposed development would have on the Aquifer.

Staff stated there were 1 notice mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 40 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval with SAWS recommendations.

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

**NAY: Ornelas**

**THE MOTION CARRIED**

14. **ZONING CASE NUMBER Z2012172 (Council District 9):** A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “MF-33 NCD-6” Multi-Family Mahncke Park Neighborhood Conservation District on Lots 27, 28, 29 and 30, Block 3, NCB 6229, 149 and 153 Perry Court and 152 and 156 Burr Road. Staff recommends approval, pending plan amendment.

Rob Killen, representative, stated he would like to amend his original request to “MF-25”. He further stated they are requesting this change in zoning to allow for student housing on the subject property for the University of Incarnate Word.

Mike McChesney, applicant, stated in designing the proposed project they adhere to the Mahncke Park Neighborhood Conservation District requirements. He stated they have presented their proposal to Planning Commission in which they recommended approval of the plan amendment.

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

Philip Jacobs, spoke in opposition.

Staff stated there were 26 notices mailed out to the surrounding property owners, 7 returned in opposition and 6 returned in favor and no response Mahncke Park Neighborhood Association. Staff mailed 21 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy and seconded by Commissioner D. Martinez to recommend approval as amended to “MF-25”.

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

**NAY: None**

**THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2012225 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 33A and 34A, the east 10 feet of the north 92.8 feet of Lot 32A, and the north 29 feet of Lot 35A, Block 19, NCB 2083, 1623 North Sabinas. Staff recommends denial.

Raymond Quesada, applicant, stated the purpose of this zoning change is to allow for commercial use. He stated he does not feel his request would pose a threat as the property across the subject property are commercial uses.

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

Janie Hernandez, stated she is in opposition as this would increase the exiting traffic issues.

Jesse Ortega, stated he would also like to express his opposition.

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 Gardendale Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Ornelas and seconded by Commissioner Villarreal to recommend denial.

**AYES: Ornelas, Villarreal,**

**NAY: Tiller, McFarland, D. Martinez, Salazar, Boyd, McNealy**

**THE MOTION FAILED**

**2<sup>nd</sup> MOTION**

**COMMISSION ACTION**

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

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

**NAY: Ornelas**

**THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2013030 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-65 IDZ AHOD” Urban Multi-Family Infill Development Zone Airport Hazard Overlay District on Lots 3, 4, 5, 6 and 14, Block 3, NCB 1726; 211, 215, 219 East Courtland Place, 2003 and 2011 McCullough Avenue. Staff recommends approval, pending plan amendment.

Hector Islas, applicant, stated he would like to request a continuance so he can continue working with the neighborhood association to address their concerns.

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

Richard Moore, Tobin Hill, stated he supports Mr. Islas proposal of multi family dwellings.

Staff stated there were 42 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Tobin Hill Community Association and Monte Vista Historical Association are in opposition. Staff mailed 13 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Ornelas and seconded by Commissioner Villarreal to recommend a continuance until February 5, 2013.

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

**NAY: None**

**THE MOTION CARRIED**

**17. ZONING CASE NUMBER Z2013038 (Council District 7):** A request for a change in zoning from “C-2NA H AHOD” Commercial Nonalcoholic Sales Monticello Park Historic Airport Hazard Overlay District to “C-1 IDZ H AHOD” Light Commercial Infill Development Zone Monticello Park Historic Airport Hazard Overlay District on 0.142 of an acre out of Lot 1, Block 1, NCB 6692, 1921 Fredericksburg Road. Staff recommends approval.

David Komet, applicant, stated he has been working closely with City staff on this project. He stated their intent is commercial use on the subject property.

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

Ferne Burney, Monticello Park Neighborhood Association, stated they were not notified of the proposed rezoning. She stated they are in opposition of the rezoning proposal as this would allow for alcohol establishments. She also expressed concerns with parking for the proposed establishment.

Mary Rios, spoke in opposition. She also expressed concerns with the parking issue.

Staff stated there were 28 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Monticello Neighborhood Association is in opposition and no response received from Jefferson Neighborhood Association, Woodlawn Lake Community Association or Keystone Neighborhood Association. Staff mailed 19 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Villarreal and seconded by Commissioner McFarland to recommend a continuance until February 5, 2013.

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

**NAY: None**

**THE MOTION CARRIED**

18. **ZONING CASE NUMBER Z2013039 CD (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home on Lot 1, Block 14, NCB 15505, 251 Altitude Drive. Staff recommends approval, pending plan amendment.

Applicant/Representative not present.

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

Lynda Vazquez, spoke in opposition.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Lackland Terrace Neighborhood Association is in favor. Staff mailed 35 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, Villarreal, D. Martinez, Salazar, Boyd**

**NAY: McNealy**

**THE MOTION CARRIED**

19. **ZONING CASE NUMBER Z2013043 (Council District 1):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on Lot 13, Block 4, NCB 830, 923 East Elmira Street. Staff recommends approval.

Jose Eduardo de la Garza, applicant, stated he is proposing a mobile food carts on the subject property.

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

Luis Moreno, representing Generation Federal Credit Union, stated they do not support the proposed rezoning. He expressed concerns with parking.

Ben Fairbank, expressed support for the proposed rezoning.

Martin Kushnir, spoke in opposition.

Staff stated there were 22 notices mailed out to the surrounding property owners, 5 returned in opposition and 3 returned in favor and Tobin Hill Neighborhood Association is in favor. Staff mailed 13 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Ornelas and seconded by Commissioner Villarreal to recommend a continuance until February 5, 2013.

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

**NAY: None**

**THE MOTION CARRIED**

**Chairman Tiller left at 3:17 pm.**

20. **ZONING CASE NUMBER Z2013044 (Council District 2):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District on Lot 19, Block 6, NCB 3138, 404 Stafford. Staff recommends approval, pending plan amendment.

Heidi L. Mummau, owner, stated she is requesting this change in zoning to allow for

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

Marlene Hawkins, asked that Commissioner Dan Martinez be recused from the case as she feels there is a conflict of interest.

Gilbert Murrillo, spoke in opposition.

Gaylia Brunson, spoke in opposition.

Marlene Hawkins, spoke in favor.

John Yoggerst, spoke in favor.

Maurice Stout, spoke in opposition.

Rosalinda Garcia, spoke in opposition.

Mike Zepeda, spoke in favor.

Staff stated there were 19 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and Government Hill Alliance Neighborhood Association is in opposition. Staff mailed 10 notices to the Planning Team.

#### COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner Villarreal to recommend denial.

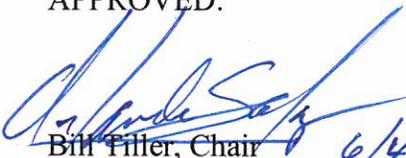
**AYES: Salazar, McFarland, Ornelas, Villarreal, D. Martinez, Boyd, McNealy**

**NAY: None**

#### THE MOTION CARRIED

21. There being no further business, the meeting was adjourned at 4:22 pm.

APPROVED:

  
Bill Filler, Chair 6/4/2013

ATTEST:

  
Executive Secretary