

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
June 19, 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, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Clancy, C. Martinez, McNealy

**ABSENT:** Flores, Nava

3. Approval of June 5, 2012 Zoning Commission Minutes.

Chairman Tiller stated Zoning Case No. Z2012114 has been continued as per the applicant's request.

4. **ZONING CASE NUMBER Z2012114 (Council District 2):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 19, Block 6, NCB 3138, 404 Stafford. Staff recommends approval pending plan amendment.

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

John Yoggerst, spoke in favor.

Staff stated there were 18 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor. Staff mailed 10 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Salazar seconded by Commissioner D. Martinez to recommend a continuance until July 17, 2012.

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

**NAY:** None

**THE MOTION CARRIED**

**COMBINED HEARING:**

**5. ZONING CASE NUMBER Z2012105 (Council District 8):** A request for a change in zoning from “R-6 MSAO-1 MLOD” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District and “MF-25 MSAO-1 MLOD” Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District to “MF-18 MSAO-1 MLOD” Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District on Lot 4, Block 11, NCB 18333 and Parcel 2, NCB 34720, located at the northeast and southeast corners of Luskey Boulevard and Babcock Road. Staff recommends approval pending master plan amendment.

Staff stated there were 42 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Crownridge of Texas Owners Association and staff received a letter of support from Friends of Friedrich Wilderness Park as well as to notices expressing opposition outside the 200-foot radius. Staff mailed 90 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2012115 CD (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “NP-15 CD” Neighborhood Preservation District with a Conditional Use for Three Dwelling Units on Lot 8, Block 2, NCB 17637, 5645 Mt. Helen Drive. Staff recommends approval pending the plan amendment.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Mountain View Acres Neighborhood Coalition is in favor. Staff mailed 37 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2012122 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District on Lot 53, NCB 2189, 810 North Zarzamora Street. Staff recommends approval.

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

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2012124 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 12, Block 70, NCB 9352, 1003 West Harding Boulevard. Staff recommends approval.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 30 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2012125 CD (Council District 1):** A request for a change in zoning from "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 18 and 21 and the north 4.61 feet of Lot 22, Block 50, NCB 8806, 1206 West Avenue. Staff recommends approval.

Staff stated there were 43 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Los Angeles Heights Neighborhood Association is in favor. Staff mailed 19 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy seconded by Commissioner D. Martinez to recommend approval with an 8-foot fence along the rear property line.

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

**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2012127 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on Lots 23 and 24, Block 9, NCB 3128, 2501 South Presa Street. Staff recommends approval.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Roosevelt Park Neighborhood Association. Staff mailed 15 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2012128 (Council District 1):** 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 Single-Family Residential and Live/Work uses at a density not to exceed 40 units per acre on Lots 13, 14, 15, 16, 17 and 18, Block 5, NCB 1727, 119, 121 and 123 East Dewey Place and 911, 913 and 915 Ogden Street. Staff recommends approval.

Staff stated there were 33 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 McNealy seconded by Commissioner D. Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2012130 (Council District 5):** 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 “C-2” Commercial District and Storage - Outside (Under Roof and Screened) on Lots 12 and 13, NCB A-16, 1518 South Flores Street and 116 Clay Street. Staff recommends approval.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 1 returned in favor. Staff mailed 16 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2012131 (Council District 1):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential and Live/Work uses at a density not to exceed 40 units per acre on Lot 15, Block 24, NCB 374, 225 West Laurel Street. Staff recommends approval.

Staff stated there were 17 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 McNealy seconded by Commissioner D. Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2012132 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District on 0.29 of an acre out of Lots 4 and 5, Block 5, NCB 2584, 134 and 136 Ellis Bean. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 16 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2012135 HL (Council District 1):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “HL R-5 AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 37, NCB A52, 110 Tuleta. Staff recommends approval.

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

Fredricka Kushner, San Antonio Conservation Society, stated they are in support of the proposed change.

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 McNealy seconded by Commissioner D. Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2012138 S (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center (on 2.312 acres) and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District (on 5.35 acres) on 7.662 acres out of Lots 13, 14, 15, 16, 21, 22, 23 and 24, Block 108, NCB 7973 and Lots 1, 2 and 3, Block 1, NCB 13372 and portions of Lenard and Ella Street, 1201 Lenard (also known as 1406 and 1418 Fitch), 419, 323, 319, 311, 307 and 303 Berlin Avenue, and portions of Lenard and Ella Street. Staff recommends approval pending plan amendment.

Staff stated there were 107 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 26 notices to the Planning Team and received 1 notice in support.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

17. **ZONING CASE NUMBER Z2012133 CD (Council District 9):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "RP AHOD" Resource Protection Airport Hazard Overlay District (on 15.2364 acres), "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.1282 acres) and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Under Roof and Screened) with Outdoor Display of Merchandise (on 25.0486 acres) on 41.4123 acres out of Lot 1, Block 3, NCB 16161, located at the southwest corner of Blanco Road and Wurzbach Parkway. Staff recommends approval pending plan amendment.

Bill Kaufman, representative, stated the purpose of this request is to allow for a Wal-Mart with outdoor display and storage of merchandise. He stated they have met with the surrounding property owners to address their concerns who are in agreement.

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

Ken Brown, stated they executed covenants with North Castle Hills Neighborhood Association and Hardberger Park Alliance who are agreeable.

Wayne Fagan, spoke in favor.

Patricia Major, spoke in favor.

John Linkhart, spoke in favor.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from North Castle Hill Homeowners Association.

**COMMISSION ACTION**

A motion was made by Commissioner McNealy seconded by Commissioner C. Martinez to recommend approval including two 8 foot fences.

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

**NAY: None**

**THE MOTION CARRIED**

18. **ZONING CASE NUMBER Z2012119 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2 acres out of Lots 1, 2, 3, and 33, Block 1, NCB 7586, 2002 East Southcross Boulevard. Staff recommends denial.

Ken Brown, representative, stated they are proposing a Dollar Store on the subject property. He stated he would like to amend his request to "C-2NA". He further stated they have met with Hot Wells Neighborhood Association and South Central Alliance of Neighborhoods who have expressed their support with deed restrictions.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hot Wells Neighborhood Association. Staff mailed 16 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Clancy seconded by Commissioner McNealy to recommend approval as amended to "C-2NA".

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

**NAY: None**

**THE MOTION CARRIED**

**19. ZONING CASE NUMBER Z2012123 (Council District 1):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 28, Block 21, NCB 2084, 918 Culebra Road. Staff recommends denial.

Applicant/Representative not present.

Staff stated there were 27 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 Ornelas seconded by Commissioner McFarland to recommend denial.

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

**NAY: None**

**THE MOTION CARRIED**

**20. ZONING CASE NUMBER Z2012126 (Council District 2):** A request for a change in zoning from “AE-2 S EP-1 AHOD” Arts and Entertainment-2 Facility Parking/Traffic Control Overlay Airport Hazard Overlay District with a Specific Use Authorization for a School - Private University or College to “AE-1 EP-1 AHOD” Arts and Entertainment-1 Facility Parking/Traffic Control Overlay Airport Hazard Overlay District on Lot 27, Block 10, NCB 1435, 2527 East Commerce Street. Staff recommends approval pending master plan amendment.

Emil Moncivais, representative, stated they are proposing a four story building that would house an optometry office and a health service clinic on the subject property. He stated they

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

Charles English, President, Jefferson Heights Neighborhood Association, spoke in opposition.

William Harper, Treasurer, Jefferson Heights Neighborhood Association, spoke in opposition.

Jacque Gorman, representing SAGE, spoke in favor.

Robert Sosa, representing University of Incarnate Word, spoke in favor.

Staff stated there were 43 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Jefferson Heights Neighborhood Association is in opposition. Staff mailed 25 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**21. ZONING CASE NUMBER Z2012129 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.14 of an acre out of Lots 10 and 11, Block, 17, NCB 3775, 1838 Culebra Road. Staff recommends denial.

Mansaur Heidari, applicant, stated the purpose of this request is to allow for a motor vehicle sales lot on the subject property.

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

Douglas Gonzalez, spoke in opposition.

Staff stated there were 26 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Jefferson Heights Neighborhood Association is in opposition. Staff mailed 25 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner C. Martinez seconded by Commissioner D. Martinez to recommend a continuance until July 17, 2012.

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

**NAY: None**

**THE MOTION CARRIED**

22. There being no further business, the meeting was adjourned at 2:54 pm

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary