

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 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: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Tiller,
Boyd, C. Martinez, Ornelas**

ABSENT: None

3. Approval of March 6, 2013 Zoning Commission Minutes.

Chairman Salazar stated Zoning Case Z2013085 CD will not be considered has been withdrawn as per the applicant's request.

COMBINED HEARING:

4. 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.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Dignowiy Hill Neighborhood Associations is in favor. Staff mailed 23 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2013078 (Council District 6): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “O-2” High-Rise Office Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 16 & 17, Block 1, NCB 15586, 2303 & 2307 Westward Drive. 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 and Lackland Terrace and Cable-Westwood Neighborhood Association is in favor of “C-2NA”. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. 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 1 returned in favor. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013079 (Council District 5): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “C3NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 0.0464 of an acre out of Lot 13, 0.0139 of an acre out of Lot 27, and all of Lots 14, 15, 28, 29 & 30, Block 3, NCB 6675; 371, 375 Hawthorne Street and 360 Teresa 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. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2013080 (Council District 4): A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on Lot 7, Block 7, NCB 15416 on a portion of 500 Tomar Drive. Staff recommends approval.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Rainbow Hills Area Neighborhood Association. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2013082 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on the north 50 feet of Lot 168, Block 15, NCB 11111, 335 Moursund Boulevard. Staff recommends approval.

Andy Guerrero, representative, stated his client is proposing to construct a fourplex on the subject property.

The following citizen(s) appeared to speak:

Iris Surface, stated she does not oppose the fourplex however she is concerned with the notification process. She stated not enough information was given to understand the proposal.

Staff stated there were 25 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 Boyd and seconded by Commissioner D. Martinez to recommend approval.

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2013084 CD (Council District 8):** A request for a change in zoning from “RM-6 MLOD-1” Residential Mixed Camp Bullis Military Lighting Overlay District to “RM-6 CD MLOD” Residential Mixed Military Lighting Overlay District with a Conditional Use for a Professional Office on 0.6756 of an acre out of Lots 3 & 4, Block 16, NCB 14726, 12107 Orsinger Lane and 4023 Sleepy Hollow Drive. Staff recommends approval with conditions.

David Willett, applicant, stated he would like to request a continuance to meet with Vance Jackson Neighborhood to address their concerns.

The following citizen(s) appeared to speak:

Yvonne Sanchez, expressed concerns with parking for the propose development.

Bertha Bernstein, expressed concerns with flooding issues.

Commissioner Martinez arrived at 1:29 pm.

Jim Donaldson, stated he supports the continuance to meet with the applicant to address the parking and flooding issues.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Vance Jackson Neighborhood, Inc. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Tiller and seconded by Commissioner Villarreal to recommend a continuance until April 2, 2013.

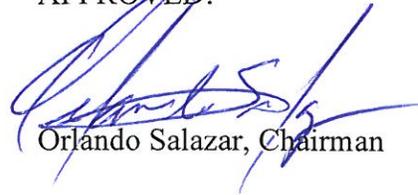
AYES: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

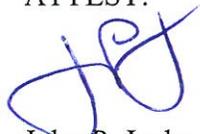
11. There being no further business, the meeting was adjourned at 1:36 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary