

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 5, 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, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez, Ornelas

ABSENT: McNealy

3. Approval of February 19, 2013 Zoning Commission Minutes.

COMBINED HEARING:

4. **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.

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 in favor. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2013045 HL (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District on 0.3485 of an acre out of Lots 68, 69, & 70, Block 2, NCB 3099, 2801, 2803, 2805, 2809, and 2811 North St. Mary's Street. Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on November 21, 2012.

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.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2013073 (Council District 1): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.3172 of an acre out of Lots 13, 14, 15 & 16, NCB 2829 and Parcel 100, Block 3, NCB 2572; and "R-6 IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District on 0.1943 of an acre out of Lot 4, Block 3, NCB 2572 and Lot 3, Block 3, NCB 2572 save and except that portion conveyed to the City of San Antonio (Volume 4146, Page 949-951 of the Deed Records of Bexar County) on 0.3172 of an acre out of Lots 13, 14, 15 & 16, NCB 2829; Parcel 100, Block 3, NCB 2572; 0.1943 of an acre out of Lot 4, Block 3, NCB 2572; and Lot 3, Block 3, NCB 2572 save and except that portion conveyed to the City of San Antonio (Volume 4146, Page 949-951 of the Deed Records of Bexar County), 213 and 217 Stark, a portion of the 200 Block of West LaChappelle, and a portion of the 400 Block of West Cevallos Street. Staff recommends approval.

Staff stated there were 85 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from Collins Garden Neighborhood Association. 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: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez Ornelas

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2013075 S (Council District 4): A request of Bret Walker, Applicant, for Bret Walker, Owner(s), for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance on Parcel 13B, NCB 14567, 9700 South Interstate Highway 35. Staff recommends approval

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 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: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez Ornelas

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2013077 S (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Electronic Component Manufacturing on 14.767 acres out of NCB 10879. Located at the southern corner of South New Braunfels Avenue and Research Plaza. Staff recommends approval, pending plan amendment.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Hot Wells and Highland Hills Associations. Staff mailed 14 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2013053 (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 15A, Block 88, NCB 11063, 803 Rockwell. Staff recommends approval.

David Loredo, owner, stated he is proposing to develop a duplex on the subject property. He stated he has met with the surrounding neighbors and representatives from the Council office to present his proposal and address their concerns. He further stated he is agreeable to erecting a privacy fence if needed.

The following citizen(s) appeared to speak:

Joe Gonzales, stated he did attend Mr. Loredo's meeting however his only concern is the type of tenants Mr. Loredo would have as neighbors.

Lawrence Mann, stated his concern is there not being enough parking for the proposed duplex.

Gonzalo Rios, stated he is opposition as this would encourage more duplex development into the neighborhood.

Staff stated there were 18 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor and no response from neither Highland Hills and Hot Wells Neighborhood Associations. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

AYES: McFarland, Villarreal, D. Martinez, Tiller, Boyd, Ornelas

NAY: Salazar, Lopez, C. Martinez

THE MOTION CARRIED

10. **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 Lopez stated after meeting with the council office and the applicant he would like to request a continuance to continue working with the applicant to reach a consensus.

Applicant/Representative not present.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Quintana Community Neighborhood Association. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner C. Martinez to recommend a continuance until April 2, 2013.

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

NAY: None

THE MOTION CARRIED

11. **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 "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses at a density not to exceed 65 units per acre 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, representative, stated he is proposing multi family development on the subject property. He stated since their last meeting he has continued to work with the neighborhood and has addressed their concerns.

The following citizen(s) appeared to speak:

Richard Moore, President, Tobin Hill Neighborhood Association, stated he has met with the applicant and support their proposal. He stated his only concern is that their neighborhood association was not notified of proposed zoning change.

Martin Kushner, Tobin Hill Community Association, stated they have met with the applicant and do support his request. He stated they feel this proposal would be good for the community.

Staff stated there were 42 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no responses from neither Tobin Hill Community Association nor Monte Vista Historical Association. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Ornelas and seconded by Commissioner Boyd to recommend approval.

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

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2013066 S (Council District 10): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Gymnasium-Commercial on Parcel 60, NCB 17726, 16080 O'Connor Road. Staff recommends approval, pending plan amendment.

Jing Zhou, applicant, stated he is requesting this change in zoning to relocate his existing gymnastic facility. He stated his hours of operation would be from 3:30 pm till 7:30 pm.

The following citizen(s) appeared to speak:

Matt Rivera, stated his is in opposition of the proposed request. He has met with the applicant however he still expressed concerns with the hours of operation, noise pollution and increase in traffic. He also stated he does not feel this facility is not suitable for a gymnasium.

Staff stated there were 42 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Longs Creek Homeowner's Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2013072 HL (Council District 5 and 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Facility/Reception Hall, "C-2P IDZ AHOD" Commercial Pedestrian Infill Development Zone Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint & Body Shop, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to add the "HL" Historic Landmark designation to the existing zoning districts, all other base, special, and overlay districts remain unchanged on NCB 1013, Block 3, Lot 25; NCB 1041, Block 4, Lot 20, the northeast triangular 21 feet of Lot 18, & the east irregular 20.47 feet of Lot 19; NCB 2072, Block 4, Lots 1, 2, & 3; NCB 2158, Block 3, the south 79.87 feet of Lot 24; NCB 2287, Block 2, Lots 18, 19, 20, 21 & 22; NCB 2302, Block 4, the east irregular 42 feet of Lot 5 & the northeast triangular 26 feet of Lot 6; NCB 2316, Block 11, Lots 1 thru 12; NCB 2322, Block 1, Lots 7, 8 & 9; NCB 2324, Block 3, the south 60 feet of Lots 1 & 2; NCB 2332, Block 18, Lot 6 & the west 30 feet of Lot 5; NCB 2342, Block 7, Lot 1; NCB 2349, Block 4, Lots 23 & 24; NCB 2436, Block B, Lot 28B; NCB 2437, Block D, Lots 49, 50, the west 43 feet of Lot 1, the west 43 feet of the north 22.9 feet of Lot 2; NCB 2439, Block 3, Lot 7; NCB 2440, Block 2, Lot 19; NCB 2444, Block 1, Lots 19, 20, the south 37.75 feet of Lots 39 & 40 & the irregular southeast 0.06 acres of Lot 42; NCB 3681, Block 89, Lot 13; NCB 8177, Parcel 102; NCB 8177, Block 113, Lots 16, 17, 18, 20, 21, Parcel 105 and the east 10 feet of Lot 19; and NCB 11250, Block, Lot 5; 1001 North San Marcos (AKA 401 Arbor Place); 1619, 1623 & 1625 North San Marcos; 1619 West Poplar Street; 1107 Culebra Road; 1617, 2300, 3103, 3115 & 3526 West Commerce Street; 115 South Zarzamora; 107 South Elmendorf; 1202, 2322 Buena Vista Street; 215 & 913 South Brazos Street; 1403 Saunders; 1105, 1107 1300, 1302, 1304 & 1601 Guadalupe Street; 816 & 827 South Colorado Street; 1408, 1412 & 1426 El Paso Street; 429, 433 & 445 Castroville Road; and 911 (AKA 915) Castroville Road. Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on January 16, 2013.

Elizabeth Porterfield, Office of Historic Preservation, presented item.

The following citizen(s) appeared to speak:

Thomas Lew, 3526 W. Commerce Street, stated he would like to request the said address be exempted from the historic designation.

James Griffin, 911 or 915 Castroville, stated he represents the property owners adjacent to the said addresses and he would like to request this property be pulled from the proposed designation and be considered at a later date.

Suzana Segura, stated she strongly supports the historic designation. She stated she has been working closely with the community in help preserving the neighborhood.

Josephine Pena, stated she would like to express her support for this proposal.

Rachel Delgado, stated she supports this request as a number of the structures in the neighborhood have very interesting historical stories.

Graciela Sanchez, 816 S. Colorado and 1412 El Paso, stated she would like to express her support her support for the historical designation.

Staff stated there were 472 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 returned in favor. Staff notified Avenida Guadalupe, Five Points, Gardendale, Prospect Hill Neighborhood Associations and Woodlawn Lake Community Association. Avenida Guadalupe Neighborhood did respond in favor. Staff mailed 22 notices to Guadalupe Westside Community, 18 notices to Near Northwest Community and 11 notices to Midtown Neighborhood Planning Teams.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner D. Martinez to recommend approval, save and except 3526 W. Commerce and 911 or 915 Castroville to be considered on April 2, 2013.

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

NAY: None

THE MOTION CARRIED

14. 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.

Reza Sehat, owner, stated he is requesting this change in zoning to relocated the existing Baskin Robbins. He stated he is agreeable to a continuance for two weeks to meet with the neighborhood associations.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from neither Lackland Terrace Cable-Westwood Neighborhood Associations. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

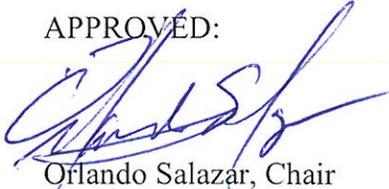
AYES: Salazar, McFarland, Lopez, Villarreal, D. Martinez, Tiller, Boyd, C. Martinez Ornelas

NAY: None

THE MOTION CARRIED

15. There being no further business, the meeting was adjourned at 2:42 pm.

APPROVED:



Orlando Salazar, Chair

ATTEST:



John P. Jacks, Executive Secretary