

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
May 15, 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, Flores, D. Martinez, Salazar, Clancy, C. Martinez, McNealy, Nava**

**ABSENT: Christian**

3. Approval of May 1, 2012 Zoning Commission Minutes.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2012084 (Council District 5):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District on Lot 21 (Tract 21) and west 61 feet of Lot 20 (Tract 20), Block 4, NCB 8730, 123 Fay Avenue. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Salazar seconded by Commissioner McNealy to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2012103 (Council District 6):** A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and “I-1 GC-2 AHOD” General Industrial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 4, Block 3, NCB 15329, 8327 State Highway 151. Staff recommends approval.

Staff stated there were 14 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 Salazar seconded by Commissioner McNealy to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2012104 (Council District 8):** A request for a change in zoning from “C-3” General Commercial District to “MF-33” Multi-Family District on Parcel 5C, NCB 19142, 10630 Bandera Road (also known as 10560 East Bandera 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 2 returned in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2012107 (Council District 2):** A request for a change in zoning from “R-4 EP-1” Residential Single-Family Facility Parking/Traffic Control Overlay District to “RM-6 EP-1” Residential Mixed Facility Parking/Traffic Control Overlay District on Lot 4, Block 17, NCB 10253, 214 Cardiff. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor. Staff mailed 25 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2012110 S (Council District 1):** A request for a change in zoning from “C-2 NCD-8 AHOD” Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to “C-2 S NCD-8 AHOD” Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lots 7, 8 and the east 29 feet of Lot 9, Block 17, NCB 2069, 1431 Culebra Road. Staff recommends approval.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and staff received a letter of support from Woodlawn Lake Community Association. Staff mailed 19 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**9. ZONING CASE NUMBER Z2012093 (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MHC AHOD” Manufactured Housing Conventional Airport Hazard Overlay District on Lot 222, Block 9, NCB 15625, 5102 Gavilan Drive. Staff recommends approval.

Applicant/Representative not present.

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

Carol Abitz, representing United Southwest Community Plan, stated they are in opposition of the proposed zoning change. She further stated they have met with Mr. Gonzalez to further discuss this case and have not reached a consensus.

Staff stated there were 24 notices mailed out to the surrounding property owners, 6 returned in opposition and 0 returned in favor and United Southwest Community Plan is in opposition. Staff mailed 29 notices to the Planning Team.

### COMMISSION ACTION

A motion was made by Commissioner Salazar seconded by Commissioner C. Martinez to recommend denial.

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

**NAY:** None

### THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2012092 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “PUD I-1” Planned Unit Development General Industrial Airport Hazard Overlay District, “PUD C-3” Planned Unit Development General Commercial Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 31.941 acres out of NCB 16817 and NCB 16060, 6500 IH-35 North. Staff recommends approval.

Lyle Jackson, representative, stated the purpose of this request is to allow for the expansion of the school and a stadium on the subject property.

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

Cheryl Hagenson, expressed concerns with how the “C-3” zoning designation would affect the surrounding “C-3” commercial uses.

Craig Fletcher, engineer of the project, stated no traffic study has been performed however; they have visited the site to evaluate the existing traffic conditions. He stated they did find that 85% of the traffic was entering off Fratt Road.

Staff stated there were 70 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 D. Martinez seconded by Commissioner C. Martinez to recommend approval.

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

**NAY:** None

### THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2012101 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lots 8 and 10, NCB 3599, 644 and 648 West Elmira Street. Staff recommends approval with conditions.

David Weinstein, representative, stated they recently purchase the property with the intent to renovate the structure. He further stated the purpose of this zoning change is to allow for a parking lot for the existing structure. He further stated they intend to comply with all city codes and staffs recommendations.

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

Anya Davis, Vice President, Five Points Neighborhood Association, stated she is in opposition of this request. She stated she has collected a petition expressing opposition from the adjacent residents. She stated the renovation process has disrupted their lives. There is consistent noise, light and air pollution into the surrounding neighbors.

Jeannine Reetz, stated she would like to request a continuance so they may meet with the Finesilver representatives and study the site plan that was presented today. She expressed concerns with the location of the proposed parking lot.

Dr. Lee, stated as Mrs. Davis stated she would like to express concerns with the renovation process. She further stated she feels they were not notified within a timely manner. She would like to request this case be continued to

Julia Huebert, President, Five Points Neighborhood Association, stated they were not notified of the proposed rezoning request. She stated the applicant contacted her to meeting with the neighborhood association to discuss his proposal however Mr. Weinstein did not attend.

Guadalupe Flores, would like to express her opposition.

Staff stated there were 22 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor and no response from Five Points Neighborhood Association. Staff mailed 23 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Ornelas seconded by Commissioner C. Martinez to recommend a continuance until June 5, 2012.

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

**NAY: None**

**THE MOTION CARRIED**

**12. 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 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 Lane and Babcock Road. Staff recommends approval pending Master Plan Amendment.

James Griffin, representative, stated he would like to amend his request to 6.6 acres to be rezoned “MF-18”. He stated they have been working closely with Camp Bullis and several neighborhood associations and have gained support from Heights of Crownridge and Crownridge of Texas. He further stated, as part of those discussions, they have agreed to limit the density. They would be deed restricting down to a sub 200 level.

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

Frank Sharkey, member Crownridge Architectural Control Committee, stated they have voted to deny this zoning request as they have numerous concerns.

John Yoggerst, President Master Association Crownridge of Texas Owners Association, stated they have reviewed Mr. Griffin’s request and are in support of this the proposed zoning change.

Krista Daries, stated she has visited with her surrounding neighbors who are in opposition. They do not support apartment development into their neighborhood.

Staff stated there were 42 notices mailed out to the surrounding property owners, 6 returned in opposition outside the 200-foot radius and 1 returned in favor and Crownridge of Texas Owners Association is in favor. Staff mailed 90 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

Chair Tiller left the meeting at 2:30 pm.

**13. ZONING CASE NUMBER Z2012106 (Council District 1):** A request for a change in zoning from “C-3 RIO-2 AHOD” General Commercial River Improvement Overlay Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District on Lots 9 and 10, Block 18, NCB 975, 302 East Josephine Street. Staff recommends approval.

Alberto Cantu, representative, stated the purpose of this zoning change is to allow for a multi family use. He stated their intent is to salvage two existing, two story structures for work/live. He further stated they have met with the representatives from Tobin Hill who have expressed their support.

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 Tobin Hill Community Association. Staff mailed 11 notices to the Planning Team.

### **COMMISSION ACTION**

A motion was made by Commissioner Ornelas seconded by Commissioner McNealy to recommend a continuance until June 5, 2012.

**AYES: Salazar, McFarland, Ornelas, Flores, D. Martinez, Clancy, C. Martinez, McNealy, Nava**

**NAY: None**

### **THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2012108 (Council District 2):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on A 13.004 acre tract of land out of NCB 16567 and CB 5089, 8810 Interstate Highway 10 East. Staff recommends denial.

Trey Jacobson, representative, stated the purpose of this request is to allow expansion of a truck repair/maintenance facility currently located on an abutting property. He stated his client has been in operation for over 41 year at the present location and acquired the subject property over the past 14 years.

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

Sylvia Elguezabal, representing Eastgate Neighborhood Association, stated they have met with Mr. Jacobson and are in support of the proposed zoning change.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Eastgate Neighborhood Association is in support. Staff mailed 19 notices to the Planning Team.

**COMMISSION ACTION**

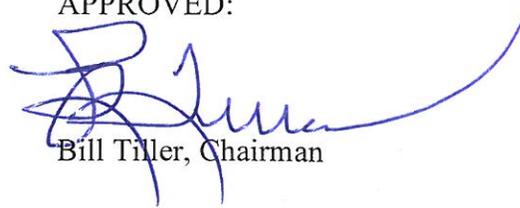
A motion was made by Commissioner D. Martinez seconded by Commissioner McNealy to recommend approval.

**AYES: Salazar, McFarland, Ornelas, Flores, D. Martinez, Clancy, C. Martinez, McNealy**  
**NAY: Nava**

**THE MOTION CARRIED**

15. There being no further business, the meeting was adjourned at 2:59 pm

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary