

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
May 7, 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: Salazar, McNealy, McFarland, Lopez, Villarreal, D. Martinez, Tiller, C. Martinez, Ornelas**

**ABSENT: Boyd**

**Commissioner Tiller arrived at 1:03 p.m.**

3. Approval of April 16, 2013 Zoning Commission Minutes.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2013097 CD (Council District 6):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home on Lot 11, NCB 8669, 2702 Castroville Road. Staff recommends approval, pending plan amendment.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 McNealy and seconded by Commissioner D. Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2013099 (Council District 8):** A request for a change in zoning from “MF-50 CD MLOD-1” Multi-Family Camp Bullis Military Lighting Overlay District with a Conditional use for multi-family dwellings not to exceed 100 units per acre, “MF-50 CD GC-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting

Overlay District, "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District, and "MPCD GC-1 MLOD-1" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "MF-33 MLOD-1" Multi-Family Camp Bullis Military Lighting Overlay District and "MF-33 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 14.564 acres out of NCB 14858 on a portion of the 15000 Block of Interstate Highway 10. Staff recommends approval.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor. Staff mailed 42 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, Ornelas**  
**NAY: None**

#### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2013104 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 5 & 6, Block 2, NCB 2307, 1416, 1420, 1424, 1428, and 1430 West Commerce Street. Staff recommends approval.

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 Prospect Hill Neighborhood Association. 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, Ornelas**  
**NAY: None**

#### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2013106 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 25 & 26, Block 3, NCB 8291, 639 North San Augustine. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from the Loma Vista 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, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2013107 S (Council District 3):** A request for a change in zoning from "RP" Resource Protection District to "RP S" Resource Protection District with a Specific Use Authorization for a Manufactured Home on 1 acre out of Parcel 3B, County Block 4012 on portion of the 16000 Block of Laredo Road. Staff recommends approval.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 31 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, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2013111 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 7 & Parcel 108, NCB 8267, 4343 West Commerce Street. Staff recommends approval.

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 the Prospect Hill Neighborhood Association.

**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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2013112 CD (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair and “C-2 CD MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.212 acres out of Lots 23 and 24, Block A, NCB 8695, 1331 Austin Highway. 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 33 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, Ornelas**

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2013114 (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “MF-33 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 12.65 acres out of NCB 17640 on a portion of the 2100 Block of North Ellison Drive. Staff recommends approval.

Staff stated there were 5 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 McNealy and seconded by Commissioner D. Martinez to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2013115 CD (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 11, 12, and 13 and the south 11 feet of Lot 10, Block 83, NCB 9365, 2619 Commercial Avenue. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 29 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, Ornelas**  
**NAY: None**

**THE MOTION CARRIED**

**Commissioner Martinez arrived at 1:15 p.m.**

**INDIVIDUAL CONSIDERATION:**

**13. ZONING CASE NUMBER Z2013074 S ERZD (Council District 8):** A request for a change in zoning from “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 S ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.0689 of an acre out of Lot 4, Block 3, NCB 17843 on a portion of 14440 Huebner Road. Staff recommends approval.

Patrick Christensen, representative, stated he is requesting a two-week continuance to continue discussion with the neighborhood association.

**The following citizens appeared to speak:**

Pete Morales, President, Hunter’s Creek North Neighborhood Association, stated they support the continuance however they are still in opposition of the proposed request.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and both Hunters Creek North Neighborhood Association and Northside Neighborhood for Organized Development are in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Tiller and seconded by Commissioner Villarreal to recommend a two week continuance until the May 21, 2013.

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

**NAY: None**

**THE MOTION CARRIED.**

**14. ZONING CASE NUMBER Z2013103 ERZD (Council District 8):** A request for a change in zoning from “C-2” Commercial District, “C-3” General Commercial District and “C-3 ERZD” General Commercial Edwards Recharge Zone District to “MF-33” Multi-Family District on 16.884 acres out of Lot 1, Block 1, NCB 17333 on a portion of the 11000 Block of Huebner Road. Staff recommends approval, pending plan amendment.

James Griffin, representative, stated the purpose of requesting the “ERZD” designation removal as the Aquifer lines have shifted therefore it is not within the Edwards Recharge Zone District boundaries.

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

Staff stated there were 56 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from the 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 approval.

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

**NAY: None**

**THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2013101 (Council District 1):** 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 Lots 14, 15, 16, 17 and 18, Block 1, NCB 1924, 135, 139, 141, 143, 147, 155 Carter and 1614 North Elmendorf. Staff recommends denial.

Rob Killen, representative, stated he is requesting a continuance until the June 4, 2013 Zoning Commission Hearing.

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from neither Gardendale nor Woodlawn Lake Neighborhood Associations.

### **COMMISSION ACTION**

A motion was made by Commissioner Ornelas and seconded by Commissioner McFarland to recommend a continuance until the June 4, 2013.

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

**NAY: None**

### **THE MOTION CARRIED.**

**16. ZONING CASE NUMBER Z2013108 CD (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 8, the north 48.62 feet of Lot 10, and the north 48.62 feet of Lot 11, Block 3, NCB 661, 724 Indiana Street and 909 South Pine Street. Staff recommends approval with conditions

Madison Tyler, Jr., applicant, stated the purpose of this rezoning request it to allow a parking lot. He stated he has renovated on the structure and provided landscaping.

### **The following citizens appeared to speak:**

Edward Sambrano, citizen, spoke in opposition.

Dottie Porter, citizen, spoke in favor.

Hortencia Sambrano, citizen, spoke in opposition.

Kim Sanders, citizen, spoke in favor.

Joaquin Arch, citizen, spoke in favor.

Staff stated there were 52 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from the Denver Heights Neighborhood Association. Staff mailed 22 notices to the Planning Team.

## **COMMISSION ACTION**

### **1<sup>st</sup> Motion**

A motion was made by Commissioner D. Martinez and seconded by Commissioner McFarland to recommend approval with staff conditions:

- A. A 10-foot Type “A” landscape buffer shall be provided along the western property boundaries residential zoning or uses.
- B. Any on-site lighting shall be directed onto the site and point away from any surrounding residential zoning or uses.
- C. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.
- D. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.
- E. Hours of operation shall be limited to the hours of operation of the facility being served.

### **Amendment Motion**

Commissioner McNealy stated he would like to offer a friendly amendment to be that the 10 foot landscape buffer would only apply toward the properties towards the Westside of the parking that the landscape buffer would not apply to the property to the south. Commissioner D. Martinez accepted the friendly amendment.

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

**NAY: None**

### **THE MOTION CARRIED**

### **Commission Action on 1<sup>st</sup> Motion**

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

**NAY: None**

### **THE MOTION CARRIED**

**17. ZONING CASE NUMBER Z2013109 (Council District 7):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District on the southwest 51 feet of the northeast 221.6 feet of Lot 33 and the southwest 94 feet of the northeast 315.6 feet of Lot 33, Block B, NCB 11514 on a portion of the 4100 Block of Willard Drive. Staff recommends approval.

Carlos Abelar, applicant, stated he is requesting a two-week continuance until May 21, 2013 to further discuss his proposal with the surrounding neighbors.

**The following citizens appeared to speak:**

Rudolph Rangel, Chairman of Board of Trustees for Church of God 7<sup>th</sup> Day, adjacent to subject property, stated they are in opposition however would like to continue working with the applicant.

Staff stated there were 12 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor. Staff mailed 35 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Villarreal and seconded by Commissioner McNealy to recommend a continuance until the May 21, 2013.

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

**NAY: None**

**THE MOTION CARRIED.**

18. **ZONING CASE NUMBER Z2013116 CD (Council District 1):** A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 3 & 4, Block 34, NCB 1856, 526 and 530 (also known as 524) West Woodlawn. Staff recommends approval with conditions.

Mitsuko Ramos, representative, stated she is requesting a continuance until the May 21, 2013 to further discuss their zoning request with the surrounding property owners.

**The following citizens appeared to speak:**

Jose Luis Vallejo, citizen, spoke in opposition.

David Bogle, citizen, spoke in opposition.

Ben Judson, citizen, spoke in opposition.

Kelly Lyons, citizen, spoke in opposition.

Alma Noriega, citizen, spoke in opposition.

Maricela Stephen, citizen, spoke in opposition.

James Davis, citizen, spoke in opposition.

Staff stated there were 31 notices mailed out to the surrounding property owners, 2 returned in opposition and 5 returned in favor and no response from the Alta Vista Neighborhood Association. Staff received an email from the Chair of the Alta Vista Neighborhood Association Corridor Committee stated they have not taken a position on the proposed rezoning however they are still in negotiations. Staff mailed 11 notices to the Planning Team.

**COMMISSION ACTION**

A motion was made by Commissioner Ornelas and seconded by Commissioner McFarland to recommend a continuance until the May 21, 2013.

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

**NAY: None**

**THE MOTION CARRIED**

19. Appointment of Zoning Commission representative(s) to the Comprehensive Plan Advisory Committee.

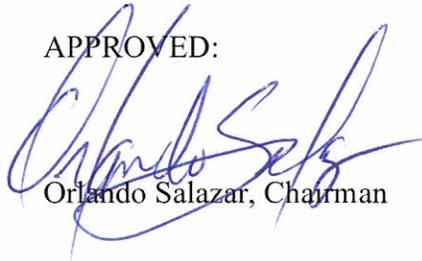
The following commissioners were appointed to the Comprehensive Plan Advisory Committee: Ornelas, Lopez, Salazar, and Villarreal.

20. Appointment of Zoning Commission representative to the City South Effectiveness Study Implementation Task Force

The following commissioners were appointed to the City South Effectiveness Study Implementation task Force: Rick McNealy and Thomas Lopez.

21. There being no further business, the meeting was adjourned at 2:40 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary