

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 18, 2012**

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

3. Approval of September 4, 2012 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2012003 (Council District 8):** A request for a change in zoning from “C-3 AHOD MLOD-1” General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting Overlay District, “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, and “MF-50 CD GC-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed 100 units per acre to “MPCD AHOD MLOD-1” Master Planned Community Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, “MPCD GC-1 MLOD-1” Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, and “MPCD MLOD-1” Master Planned Community Camp Bullis Military Lighting Overlay District on 52.2 acres out of NCB 14858 and NCB 15825, located along the north and south sides of Presidio Parkway between Interstate 10 and Vance Jackson. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy
NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2012162 CD (Council District 5): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-3 CD IDZ AHOD” Residential Single-Family Infill Development Zone Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lots 47 and 48, Block 7, NCB 2889, 2803 Vera Cruz Street. Staff recommends approval.

Staff stated there were 55 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2012170 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 70.882 acres out of NCB 10879, located along Dave Erwin Drive east of Boyle Road, and south of the intersection of Welch Way and Challenger Drive. Staff recommends approval pending plan amendment.

Staff stated there were 55 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from neither Hot Wells nor Highlands Neighborhood Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2012186 S (Council District 3): A request for a change in zoning from “R-4” Residential Single-Family District to “R-20 S” Residential Single-Family District with a Specific Use Authorization for a Manufactured Home on Lot B, Block B, CB 5534, 16300 Block of Leal Street. Staff recommends approval pending master plan amendment.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 21 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2012191 (Council District 8): A request for a change in zoning from “R-6 GC-1 MLOD” Residential Single-Family Hill Country Gateway Corridor Military Lighting Overlay District to “C-2 GC-1 MLOD” Commercial Hill Country Gateway Corridor Military Lighting Overlay District on 0.62516 of an acre out of Parcel 12F, NCB 34732, 24121 Boerne Stage Road. Staff recommends approval pending master plan amendment.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Cielo Vista Neighborhood Association is in favor. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2012192 (Council District 1): A request for a change in zoning from “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-5 AHOD” Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “MF-25” Low Density Multi-Family District and “NC” Neighborhood Commercial District on Lot 15, Block 2, NCB 2937, 730 West Summit. Staff recommends approval pending plan amendment.

Staff stated there were 38 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor. Staff mailed 11 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2012193 (Council District 2):** 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 "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on 23.7388 acres out of Parcel 54, NCB 15894, 5722 Walzem Road. Staff recommends approval pending master plan amendment.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 10 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2012196 (Council District 9):** A request for a change in zoning from "R-6 AHOD MLOD" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay District to "O-1.5 AHOD MLOD" Mid-Rise Office Airport Hazard Overlay Military Lighting Overlay District on Lot 1, Block 16, NCB 17723, 825 West Bitters Road. Staff recommends approval.

Staff stated there were 61 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor.

COMMISSION ACTION

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

AYES: Tiller, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy
NAY: None

THE MOTION CARRIED

Chairman Tiller stated the Zoning Cases Z2012158, Z2012159, Z2012160 & Z2012199 CD will not be considered as they have been postponed as per the applicant's request.

INDIVIDUAL CONSIDERATION:

12. 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 master plan amendment.

Patrick Christensen, representative, stated he would like to request a two week continuance so he may meet with the neighborhood associations to present their proposal and address any concerns they may have.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 1 returned in favor and no response from neither Highland Hills nor Hot Wells Neighborhood Associations. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Boyd seconded by Commissioner Villarreal to recommend a continuance until October 2, 2012.

AYES: Tiller, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy
NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2012195 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trade Contractor on 0.490 of an acre out of Parcel 2A, NCB 15723, 14615 Judson Road. Staff recommends approval.

Charles Lovett, representative, stated the purpose of this zoning request is to allow for his client to operate a construction trade contractor facility on the subject property.

The following citizen(s) appeared to speak:

Kathleen O'Connor, spoke in opposition.

Lolly Faison, spoke in favor.

Beverly Dickson, spoke in favor.

Penny Estes, spoke in favor.

Betty Jo Shryock, spoke in favor.

David Joseph, spoke in favor.

Judy Monsees, owner, spoke in favor.

Paul Schlinder, spoke in favor.

James Harlan, spoke in favor.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Villarreal seconded by Commissioner D. Martinez to recommend approval with the condition that a privacy fence be erected along the side property to the rear.

Commissioner Salazar offered a friendly amendment that the fence would be no less than 6 feet in height.

Commissioner Villarreal and Commissioner D. Martinez accepted the amendment.

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

NAY: McNealy

THE MOTION CARRIED

14. Consideration of proposed amendments to the Unified Development Code resulting from the Infill Task Force.

Andrew Spurgin, Planning Manager, presented item and brief commissioners on proposed Unified Development Code Amendments.

Craig Meyers, Public Works, briefed commissioners on flood plain and drainage easements.

COMMISSION ACTION

Increase “C-1” maximum building size

Zoning Commission agrees with TAC’s recommendation of denial.

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

NAY: None

IDZ Stormwater

Zoning Commission disagrees with TAC’s recommendation of approval.

AYES: None

NAY: Tiller, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy

Minimum Drainage Easement Width

Zoning Commission agrees with TAC’s recommendation of denial.

AYES: Tiller, Ornelas, Villarreal, Salazar, Boyd, McNealy

NAY: D. Martinez

Drainage Channel Vegetation

Zoning Commission disagrees with TAC’s recommendation of denial.

AYES: None

NAY: Tiller, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy

All other UDC Amendments as presented

Zoning Commission recommended approval

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

NAY: None

COMMISSION ACTION

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

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

NAY: None

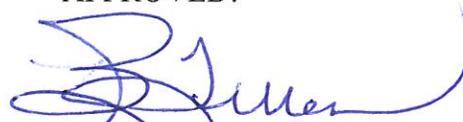
THE MOTION CARRIED

15. Consideration of the Zoning Commission's combined agenda policy.

NO ACTION TAKEN.

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

APPROVED:



Bill Tiller, Chair

ATTEST:



Executive Secretary