

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 4, 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, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd,
C. Martinez, McNealy

ABSENT: Flores, Nava

3. Approval of August 21, 2012 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2012176 S (Council District 3):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.291 of an acre out of Lots 17 and 18, Block 40, NCB 8666, 835 Southeast Military Drive. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from neither Mission San Jose nor Harlandale Park Neighborhood Associations. Staff mailed 15 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, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2012184 (Council District 5):** A request for a change in zoning from “H O-2 MC-1 RIO-4 AHOD” High Rise Office Mission Historic Roosevelt Avenue Metropolitan Corridor Overlay River Improvement Overlay-4 Airport Hazard Overlay District to “H C-2 MC-1 RIO-4 AHOD” Commercial Mission Historic Roosevelt Avenue Metropolitan Corridor Overlay River Improvement Overlay-4 Airport Hazard Overlay District on 1.389 acres out of NCB A19 and NCB A20, 311 Roosevelt Avenue. Staff recommends approval pending plan amendment.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Roosevelt Park Neighborhood Association is in favor. Staff mailed 15 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, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2012185 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the west 164.45 feet of Lot 23, Block 2, NCB 2182, 807 North San Marcos. Staff recommends approval pending plan amendment.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Gardendale Neighborhood Association. 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, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2012188 (Council District 1): A request for a change in zoning from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses allowed in "C-2" Commercial District, coffee roasting, microbrewery, alcohol distillery, ice cream and candy manufacturing, commercial gymnasium, bar and nightclub uses on Lot 1 and the south 3.5 feet of Lot 2, Block 20, NCB 977, 1900 Broadway. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Government Hill Neighborhood Association is 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, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, McNealy

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

8. **ZONING CASE NUMBER Z2012165 HL (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "HL RM-4 AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District on Lot 9, Block 2, NCB 1411, 711 South Palmetto (also known as 719 South Palmetto). Staff recommends approval.

Elizabeth Portfield, Historic Preservation Office, presented item and recommended approval.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Denver Heights Neighborhood Association. Staff mailed 34 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2012172 CD (Council District 9):** A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Non-Commercial Parking Lot on Lots 27, 28, 29 and 30, Block 3, NCB 6229, 149 and 153 Perry Court and 152 and 156 Burr Road. Staff recommends denial.

Commissioner Martinez arrived at 1:30 pm.

Rob Killen, representative, stated they are proposing this zoning change to allow for a non commercial parking lot on the subject property. He stated he has been in contact with Mahncke Park Neighborhood Association as well as visited with the surrounding property owners to address any concerns they may have. He further stated they have amended their site plan to address the property owners concerns. He stated they are agreeable to deed restrictions.

The following citizen(s) appeared to speak:

Amy Estes, spoke in opposition,

Scott Day, spoke in opposition.

Mark Fassold, spoke in opposition.

Julie Gaddy, spoke in favor.

Mrs. Barfield, spoke in opposition.

Carlynn Ricks, spoke in opposition.

Collin Stone, spoke in favor.

Jody Williams, San Antonio Conservation Society, spoke in opposition.

Angela Olson, spoke in opposition.

Lou Fox, Incarnate Word University, stated they have met with the affected property owners and feels they have addressed their concerns and are agreeable to deed restrictions.

Staff stated there were 27 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 returned in favor and Mahncke Park Neighborhood Association is in opposition. Staff mailed 21 notices to the Planning Team and received 1 response in opposition.

COMMISSION ACTION

A motion was made by Commissioner McNealy seconded by Commissioner Tiller to recommend approval with staff conditions:

1. A 5 foot wide landscape buffer shall be provided along the west property line per section 35-514 (e)(1); and the buffer shall meet the requirements of a Type A buffer;
2. A 7 foot existing solid wall shall be maintained along the east property line;
3. A 5 foot predominantly open decorative steel fence shall be maintained along the north and south property lines;
4. All on-site lighting shall be directed onto the site and point away from any residential uses;

5. 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 (not to exceed three (3) square feet in area).

In addition the condition to restrict the use of parking to University of Incarnate Word administrators and staff.

Issue permits to park in the lot to not exceed the number of spaces available.
UIW will maintain the lot to do trash pick up and provide necessary security.

AYES: Tiller, McNealy

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

THE MOTION FAILED

COMMISSION ACTION

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

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

NAY: Tiller, McNealy

THE MOTION CARRIED

10. **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 12.250 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 to continue working with the neighborhood association.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and responses from neither Highland Hills nor Hot Wells Neighborhood Associations. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

A motion was made by Commissioner Boyd seconded by Commissioner Villarreal to recommend a continuance until September 18, 2012.

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2012183 (Council District 1):** A request for a change in zoning from “H MF-33 AHOD” Multi-Family Olmos Park Terrace Historic Airport Hazard Overlay District to “H NC AHOD” Neighborhood Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004, 297 Lovera Boulevard. Staff recommends approval.

Mr. Lambert, representative, stated they are requesting this change in zoning to allow for a dog grooming facility on the subject property. He stated he would support a continuance to further discuss their proposal with the residents.

The following citizen(s) appeared to speak:

Roberto Vasquez, President of Olmos Park Terrace Neighborhood Association, stated he is opposition however he would support a continuance to meet with the applicant to further discuss the proposed dog grooming facility.

Betty Eckhart, Co-Chair of Neighborhood Planning Team, stated they are in opposition as they have not been in contact with the applicant/representative.

Staff stated there were 29 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from neither Olmos Park Terrace nor Northmoor Neighborhood Associations. Staff received 1 response in opposition from outside the 200 foot radius. Staff mailed 46 notices to the Planning Team and received 2 responses in opposition.

COMMISSION ACTION

A motion was made by Commissioner Ornelas seconded by Commissioner D. Martinez to recommend a continuance until October 16, 2012.

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

NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2012189 (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “O-1.5 AHOD” Mid-Rise Office Airport Hazard Overlay District on Lot 11, Block 9, NCB 15507, 426 Altitude Drive. Staff recommends approval.

Patrick Christensen, representative, stated they are requesting this change in zoning to allow for a parking lot on the subject property.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition outside and 4 returned in favor and Lackland Terrace Neighborhood Association is in favor. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2012190 (Council District 1):** A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay-2 Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a bar on Lot 5, Block B, NCB 7007, 103 West Grayson Street. Staff recommends approval.

Applicant/Representative not present.

Christina Bigley, representing Kristen Carabin & Plastic Supply, stated they oppose the "IDZ" designation because she feels this would encroach onto their off street parking.

Ben Fairbank, representing Tobin Hill Community Association, spoke in opposition as they have not met with the applicant/representative. He further stated they would support a continuance so they may meet with the representatives to further discuss this issue.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

14. Briefing on proposed amendments to the Unified Development Code resulting from the Infill Task Force.

Andrew Spurgin, Planning Manager, presented item and briefed commission on item.

NO ACTION TAKEN

15. Consideration of amendments to the Unified Development Code relating to the regulation of Salvage Yards and Metal Recycling Entities.

Marc Castro, Development Services Department, presented item and briefed commission on this item.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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

Susan Guinn, City Attorney's Office, presented item.

Commissioners discussed item.

NO ACTION TAKEN

17. There being no further business, the meeting was adjourned at 4:02 pm.

APPROVED:



Bill Tiller, Chair

ATTEST:



Executive Secretary