

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 5, 2011**

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, Cole, Myers, Anguiano, Martinez, McNealy, Nava

ABSENT: Christian

3. Approval of March 1, 2011 and March 15, 2011 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011069 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 Professional Office on the north 132.5 feet of Lot 16, Block 62, NCB 7217, 923 Fresno. Staff recommends approval with conditions.

Jerry Arredondo, representative, stated he is in agreement with the conditions staff has recommended regarding the sign:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Northwest Los Angeles Heights Neighborhood Association. Staff mailed 29 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2011078 (Council District 6): A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 3, Block 50, NCB 15329, 306 Richland Hills Drive. Staff recommends approval.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011079 (Council District 10): A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay Airport Hazard Overlay District on Lot 28, Block 2, NCB 12572, 1039 N. E. Loop 410. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 54 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011080 (Council District 3): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on P-46, NCB 11166, 12150 South US Highway 281. Staff recommends approval.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2011082 S (Council District 5): A request for a change in zoning from “MF-33 AHOD” Multi Family Airport Hazard Overlay District to “NC AHOD IDZ S” Neighborhood Commercial Airport Hazard Overlay Infill Development Zone District with a Specific Use Authorization for a Caretaker's Facility on Lot 20, NCB 6881, 201 Brady Boulevard. Staff recommends approval.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2011085 (Council District 7): A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 4, Block 14, NCB 8385, 924 John Page Drive. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 21 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2011086 CD (Council District 10):** A request for a change in zoning from “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Laboratory - Testing Facility to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Laboratory - Testing Facility on 2.422 acres out of NCB 17306, 3330 Oakwell Court. Staff recommends approval.

James Griffin, representative, stated in meeting with the surrounding property owners, they have agreed on the following conditions:

1. Lighting: “Any new lighting installed on the property shall keep with the general lighting theme existing on the property and shall utilize “dark sky” 90-degree cutoff fixtures. In no event shall new light fixtures be aimed directly towards the adjacent residential neighborhood.”
2. Architectural Design: “The architectural design of the proposed expansion of the existing structure shall be done in a manner generally consistent with the look and style of the existing building.”
3. Landscaping: “A landscaping buffer shall be installed prior to construction of the building expansion in the area between the expansion and the adjacent residential neighborhood. The buffer shall be a minimum of 15 feet wide and shall contain the following number of trees and shrubs for east 100 feet in length:
 - a. 2 canopy and 4 understory trees. Each canopy tree shall be a minimum of 4 inches in diameter, measured at 6 inches from grade, shall reach at least 30 feet in height of 15 to 25 feet at full maturity.
 - b. 9 large shrubs and 8 medium shrubs. A large shrub shall reach a height of 25 feet at full maturity and a medium shrub shall reach a height of 5 to 10 feet at full maturity.

Staff stated there were 15 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor. Staff mailed 54 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Anguiano to recommend approval with the following conditions:

1. Lighting: “Any new lighting installed on the property shall keep with the general lighting theme existing on the property and shall utilize “dark sky” 90-degree cutoff fixtures. In no event shall new light fixtures be aimed directly towards the adjacent residential neighborhood.”
2. Architectural Design: “The architectural design of the proposed expansion of the existing structure shall be done in a manner generally consistent with the look and style of the existing building.”
3. Landscaping: “A landscaping buffer shall be installed prior to construction of the building expansion in the area between the expansion and the adjacent

residential neighborhood. The buffer shall be a minimum of 15 feet wide and shall contain the following number of trees and shrubs for east 100 feet in length:

- a. 2 canopy and 4 understory trees. Each canopy tree shall be a minimum of 4 inches in diameter, measured at 6 inches from grade, shall reach at least 30 feet in height of 15 to 25 feet at full maturity.
- b. 9 large shrubs and 8 medium shrubs. A large shrub shall reach a height of 25 feet at full maturity and a medium shrub shall reach a height of 5 to 10 feet at full maturity.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

11. ZONING CASE NUMBER Z2010156 CD (Council District 10): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with an Conditional Use for a Office on Parcel 100, Parcel 126 and Parcel 126A, NCB 17365 (2.8030 acres), 4144 Jung Road. Staff recommends approval.

James Griffin, representative, stated he has met with the surrounding property owners and addressed their concerns. He further stated they agreed on deed restrictions, which were signed by Mr. Day as the neighborhood representative. He stated they reiterated staff’s conditions of signage, exterior construction features and business hours. He further stated they have also agreed to limiting lighting, noise, constructing, and maintaining a 6-foot wooden privacy fence along the property line to shield parking and other activities on the property.

The following citizen(s) appeared to speak:

Sammy Nakedhead, stated he is in opposition of the proposed zoning change. He expressed concerns with the parking issues and possible violation of the fire code.

Staff stated there were 9 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor. Staff mailed 54 notices to the San Antonio International Airport Vicinity and 42 notices to the North Sector Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Martinez to recommend approval with the deed restrictions that are agreed upon are enforced and conditions recommended by staff be enforced.

1. No exterior display or sign with the exception that a nameplate, not exceeding 3 square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7 a.m. or after 6 p.m.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava
NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2011020 (Council District 2):** A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on a portion of Tract 17 (also known as Arb 17A, 17B, and 17C), NCB 17994, 7388, 7390 and 7392 IH 10 East. Staff recommends denial of “C-3 AHOD” General Commercial Airport Hazard Overlay District; with an alternate recommendation of “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales with conditions.

Andy Guerrero, representative, stated they are requesting this change in zoning to bring the existing vehicle sales lot into compliance. He stated the surrounding uses are commercial uses and does not feel this request would not pose a threat to the community. He further stated he is agreeable to amend his request to include the “NA”. He stated vehicle would not be stored or repairs at the site. He stated has been in contact with Mr. Dan Martinez, President of Eastern Triangle Community Plan and met with the Councilwoman’s office who has expressed support.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 32 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Martinez to recommend denial.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava
NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2011074 (Council District 7):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 28, Lot 29, Lot 30, Lot 31 and Lot 32, Block 16, NCB 7522, 4040 Culebra Road. Staff recommends approval.

Raymond Villarreal, representative, stated after meeting with the Council Office he would like to amend his request to "C-1" and secondly he would like to request a two-week continuance to meet with the neighborhood association.

The following citizen(s) appeared to speak:

Juana Chapa, stated she would like to know what would be developed on the subject property. She would also like to express concerns with the increase in traffic and for the safety of her grandchildren.

Staff stated there were 36 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor. Staff received an email stated the applicant would be amending his request to "C-1" and request a two-week continuance.

COMMISSION ACTION

The motion was made by Commissioner Nava and seconded by Commissioner Martinez to recommend a continuance until April 19, 2011.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2011075 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 29, Block 65, NCB 15859, 906 Rolling Rock. Staff recommends denial of "MF-18 AHOD"; with an alternate recommendation of "R-6 AHOD CD" Residential Single Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with six or more residents.

John Nledadim, owner, stated the purpose of this zoning request is to allow for an assisted living facility. He further stated he would like to request a two-week continuance.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor Heritage Neighborhood Association is in opposition.

COMMISSION ACTION

The motion was made by Commissioner Myers seconded by Commissioner McNealy to recommend a continuance until April 19, 2011.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2011081 (Council District 3): A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single Family Airport Hazard Overlay District to “R-5 AHOD” Residential Single Family Airport Hazard Overlay District on Parcels 2B, 2C, 2D, 3, 3B, 4, 42, 42C and 43A, NCB 11166, 12100 and 12200 South US Highway 281. Staff recommends denial.

Mike DeNuccio, representative, stated he would like to request a continuance to have more time to meeting with the surrounding property owners.

The following citizen(s) appeared to speak:

Elena Pena, National Audubon Society, stated their responsibility to SAW is to provide educational outreach to local school students in science education but mostly is to uphold the ordinance of 1973 that resulted in the area being a wildlife refuge. She further stated they work to support and protect the habitat. She stated their concerned that with an increase in development would make it more difficult to manage water quality, runoff, and sediment. She stated they are agreeable to work with the applicant in hopes of reaching a compromise.

Ann Parish, Mitchell Lake Audubon Center, stated they have approximately 4,000 children to teach environmental sciences. She expressed concerns with development in this area as she feels this would pose a threat to the wildlife.

Robert Browning, Public Works, stated Mitchell Lake is currently a wastewater treatment facility and to that extent SAWS has required to not release any storm water flow from the lake and therefore the Department of Public Works has declared that area that drains to it a mandatory detention area. He stated this means that the proposed development along with any other development that drains towards the lake would have to install detention facilities that would slow the water flow.

Staff stated there were 52 notices mailed out to the surrounding property owners, 1 returned in opposition and 38 returned in favor. Staff mailed 35 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner McFarland to recommend a continuance until April 19, 2011.

AYES: Tiller, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, McNealy, Nava
NAYS: None

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2011083 (Council District 2):** A request for a change in zoning from “R-4” Residential Single Family District to “RM-4” Residential Mixed District on Lot 2, Block 21, NCB 1552, 415 Hampton Street. Staff recommends approval.

George Marshall, representative, stated the purpose of this request is to allow development of multi-family development on the subject property. He stated he feels this proposal is consistent with the Arena District Community Plan, which calls for a variety of housing. He feels the units would provide much needed new affordable energy efficient rental housing. He would provide parking for the multi family units. He further stated this proposed development would enhance the neighborhood.

The following citizen(s) appeared to speak:

Willie May Green, stated this property once belong to her family and was later sold. She expressed concerns with the property not being large enough for multi family development. She also expressed concerns with parking, traffic and lighting.

Barbara Hawkins, stated she is in opposition of this development. She stated Mr. Marshall’s proposal is not consistent with the neighborhood plan. She stated their intent is to help enhance and preserve the community. She further stated the neighbors and community are currently working together in preventing a 100 bed correctional facility from opening in their community. She stated there is currently an application for this property from the George Gervin Youth Center to build quality homes to better enhance the neighborhood. She expressed concerns with multi family development would be occupied by undesirables. She stated she is willing to work with Mr. Marshal in developing more compatible housing on the subject property.

Sharon Francis, stated she does not support multi family development in the neighborhood. She stated she would be in support of the single-family quality market homes to beautify the community.

Lloyd Foster, stated he is in opposition of this development. He also expressed concerns with the on street parking. He feels multi family dwellings would negatively affect the community.

Fannie Wright, stated this property once belong to her father and was passed on to her brother. She stated when they owned that property they never developed on it due to the size and the flooding that occurs on this property. She does not support this request.

Walter Anderson, stated this property was passed down from his father onto his brother and was later sold. He stated he is also in opposition of this request. He stated he is very much interested in purchasing it back to bring back into the family.

Commissioner Myers left at 2:37 pm.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Martinez to recommend denial.

AYES: Tiller, McFarland, Ornelas, Cole, Anguiano, Martinez, McNealy, Nava

NAYS: None

THE MOTION CARRIED

17. **ZONING CASE NUMBER Z2011084 (Council District 2):** A request for a change in zoning from "R-4" Residential Single Family District to "RM-4" Residential Mixed District on Lot 6, Block 26, NCB 10327, 1620 Peck Avenue. Staff recommends approval.

George Marshall, representative, stated the purpose of this request is to allow development of multi-family development on the subject property. He stated he does not feel his intent would pose a threat to the community.

The following citizen(s) appeared to speak:

Dan Martinez, Chairman of Eastern Triangle Community Plan, stated they have met with Mr. Marshall and they are in support of this request.

Jim McNamara, stated he is in opposition. He expressed concerns with the multi family development, as it would deteriorate the community.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

Commissioner Cole made a motion for denial.

MOTION FAILED DUE TO LACK OF SECOND

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Anguiano, Martinez, McNealy, Nava

NAYS: Cole

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2011076 (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2NA AHOD RIO-5” Commercial Non-Alcoholic Sales Airport Hazard Overlay River Improvement Overlay District-5, “C-2 AHOD RIO-6” Commercial Airport Hazard Overlay River Improvement Overlay District-6, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 H AHOD” General Commercial Mission Historic Airport Hazard Overlay District, “C-3 H AHOD RIO-5” General Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “C-3 H AHOD RIO-6” General Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-3NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, “C-3NA H AHOD” General Commercial Non-Alcoholic Sales Mission Historic Airport Hazard Overlay District, “C-3NA H AHOD RIO-6” General Commercial Non-Alcoholic Sales Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-3 R AHOD” Restrictive Commercial Airport Hazard Overlay District, “C-3 AHOD RIO-5” General Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-3 AHOD RIO-6” General Commercial Airport Hazard Overlay River Improvement Overlay District-6, “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-1 H AHOD” General Industrial Mission Historic Airport Hazard Overlay District, “I-1 H AHOD RIO-5” General Industrial Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “I-1 H AHOD RIO-6” General Industrial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “I-1 HS AHOD” Historic Significant General Industrial Airport Hazard Overlay District, “I-1 AHOD RIO-5” General Industrial Airport Hazard Overlay River Improvement Overlay District-5, “I-1 AHOD RIO-6” General Industrial Airport Hazard Overlay River Improvement Overlay District-6, “I-2 AHOD RIO-5” Heavy Industrial Airport Hazard Overlay River Improvement Overlay District-5, “I-2 H AHOD RIO-6” Heavy Industrial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “MF-25 AHOD” Low Density Multi-family Airport Hazard Overlay District, “MF-33 AHOD” Multi-family Airport Hazard Overlay District, “MF-33 AHOD RIO-5” Multi-family Airport Hazard Overlay River Improvement Overlay District-5, “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District, “R-4 AHOD” Residential Single Family Airport Hazard Overlay District, “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, and “RM-4 H AHOD” Residential Mixed Mission Historic Airport Hazard Overlay to “BP H AHOD RIO-6” Business Park Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “BP AHOD RIO-5” Business Park Airport Hazard Overlay River Improvement Overlay District-5, “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-1 H AHOD” Light Commercial Mission Historic Airport Hazard Overlay District, “C-1 H AHOD RIO-6” Light Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-1 AHOD RIO-5” Light Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-2 H AHOD” Commercial Mission Historic Airport Hazard Overlay District, “C-2 H AHOD RIO-6” Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “C-2 AHOD RIO-5” Commercial Airport Hazard Overlay River Improvement Overlay District-5, “C-2 AHOD RIO-6” Commercial Airport Hazard Overlay River Improvement Overlay District-6, “C-3 H AHOD RIO-5” General Commercial Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District, “IDZ HL AHOD” Historic Landmark Infill Development Zone

Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District, “MF-18 AHOD” Limited Density Multi-family Airport Hazard Overlay District, “MF-25 AHOD RIO-6” Low Density Multi-family Airport Hazard Overlay River Improvement Overlay District-6, “MF-33 H AHOD RIO-5” Multi-family Mission Historic Airport Hazard Overlay River Improvement Overlay District-5, “NP-10 H AHOD” Neighborhood Preservation Mission Historic Airport Hazard Overlay District, “R-4 AHOD” Residential Single-family Airport Hazard Overlay District, “R-4 RIO-5 AHOD” Residential Single-family Airport Hazard Overlay River Improvement Overlay District-5, “R-6 AHOD” Residential Single-family Airport Hazard Overlay District, “R-6 H AHOD RIO-6” Residential Single-family Mission Historic Airport Hazard Overlay River Improvement Overlay District-6, “RM-4 H AHOD” Residential Mixed Mission Historic Airport Hazard Overlay, and “RM-4 AHOD RIO-5” Residential Mixed Airport Hazard Overlay River Improvement Overlay District-5 on property generally located within 200 feet of the centerline of South Presa Street between IH-10 and Southeast Military and within 300 feet of the centerline of South Presa Street between Southeast Military and Loop 410 and remaining portions of said property located outside of said distance from South Presa Street. Staff recommends approval.

Rebecca Paskos, Senior Planner, presented item.

The following citizen(s) appeared to speak:

Virginia Van Cleave, representing San Antonio Conservation Society, stated they are in support, as this would help preserve the unique character in future development.

Richard Torres, stated he support this request as this would help maintain the residential character of the neighborhood however his concerned with multi family development. He stated an apartment complex was recently built in their neighborhood, which has cause the neighborhood to deteriorate. He stated an increase in vandalism, crime and traffic has occurred in the community. He encourages commercial and residential single-family homes development.

Arthur Tarasiewicz, stated he is concerned with how this would affect his existing Flea Market facility.

Staff stated there were 322 notices mailed out to the affected property owners, 685 notices mailed to property owners within 200 feet and Roosevelt Park, Mission San Jose, East Pyron/Symphony Lane and Hot Wells Neighborhood Associations, Stinson Airport Vicinity stakeholders, National Park Service, San Antonio River Authority, San Antonio Independent School District, Office of Historic Preservation, and Aviation Department and South Central Alliance of Neighborhoods were notified. Staff mailed 16 notices to the South Central San Antonio Community Plan and 26 notices were mailed to South Presa Planning Team. Staff received 6 notices in opposition and 4 received in support.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Anguiano, Martinez, McNealy, Nava
NAYS: None

THE MOTION CARRIED

19. **ZONING CASE NUMBER Z2011077 (Council District 3):** A request for a change in zoning from multiple zoning districts to adding the “MC-2” South Presa Metropolitan Overlay District to existing base and overlay zoning districts on property located within 200 feet of the centerline of South Presa Street between IH-10 and Southeast Military and within 300 feet of the centerline of South Presa Street between Southeast Military and Loop 410. Staff recommends approval.

Rebecca Paskos, Senior Planner, presented item.

Staff stated there were 555 notices mailed out to the affected property owners, 757 notices mailed to property owners within 200 feet and Roosevelt Park, Riverside South, Mission San Jose, East Pyron/Symphony Lane and Hot Wells Neighborhood Associations, Stinson Airport Vicinity Stakeholders, The National Parks Service, San Antonio River Authority, San Antonio Independent School District, Office of Historic Preservation and Aviation Department were all notified. Staff mailed 16 notices to the South Central San Antonio Community Plan and 26 notices were mailed to South Presa Planning Team. Staff received 3 notices in opposition and 4 received in support and 2 received but did not indicate whether they were in support or opposition. Staff also received responses from East Pyron/Symphony Lane Neighborhood Association, South Central Alliance of Neighborhoods and San Antonio Conservation Society expressing their support.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Cole, Anguiano, Martinez, McNealy, Nava
NAYS: None

THE MOTION CARRIED

20. **ZONING CASE NUMBER Z2011088 CD S (Council District 6):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, “C-3R GC-2 AHOD” General Commercial Restrictive Alcohol Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-3R S AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District with a Specific Use Authorization for a Communications Transmission Tower, “C-2 AHOD” Commercial Airport Hazard Overlay District, “O-2 CD AHOD” High-Rise Office Airport Hazard Overlay District with a Conditional use for a Shoe Repair Shop, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “R-6 AHOD”

Residential Single-Family Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-4 GC-2 AHOD” Residential Single-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-2NA GC-2 AHOD” Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay District, “C-2NA S AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Housing - Hotel, “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair, “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales, “C-2NA CD GC-2 AHOD” Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales, “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Pawn Shop, “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term, “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor, “C-2NA S AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System, “C-2NA S AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash, “C-2NA S AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Telephone Equipment Infrastructure, “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair, “C-1 CD GC-2 AHOD” Light Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair, “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Billiard or Pool Hall, “C-1 S AHOD” Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking, “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District, “O-1 AHOD” Office Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Shoe - Repair, “R-4 GC-2 AHOD” Residential Single-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on multiple properties generally located along Old Highway 90, bound by Acme Road to the west and South San Joaquin to the east; properties located along the south side of West Commerce Street, bound by NW 36th Street to the west and South San Augustine to the east; properties located on the east side of Acme Road, bound by Old Highway 90 to the north and Ardmore Street to the south. Staff recommends approval.

Brenda Valadez, Planner, presented item.

The following citizen(s) appeared to speak:

Lauro DeLeon, stated he is in support. He stated he feels this proposal would help enhance and preserve the community. He further stated this area is in need of redevelopment and revitalization.

Staff stated there were 600 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and Memorial Heights Neighborhood Association is in support and response received from neither Community Worker's Council or Los Jardines Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Martinez seconded by Commissioner Cole to recommend approval.

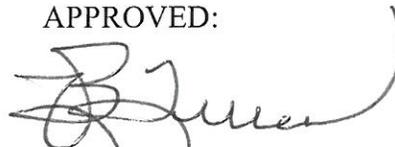
AYES: Tiller, McFarland, Ornelas, Cole, Martinez, McNealy, Nava

NAYS: None

THE MOTION CARRIED

21. There being no further business, the meeting was adjourned at 3:49 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary