

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
August 17, 2010**

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: Wright, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Nava**

**ABSENT: Medina**

3. Approval of August 3, 2010 Zoning Commission Minutes.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2010133 CD (Council District 3):** A request for a change in zoning from “I-1 RIO-5 AHOD” General Industrial River Improvement Overlay Airport Hazard Overlay District to “C-2 CD RIO-5 AHOD” Commercial River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for a Welding Shop on Lots 18 and 19, Block 7, NCB 7609, 4922 South Presa Street. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Hot Wells Neighborhood Association. Staff mailed 16 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Nava**

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2010134 (Council District 5):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 16 and 17, Block 7, NCB 3412 save and except the portion conveyed to the City of San Antonio recorded in Volume 3957 Page 1628, Official Public Record of Real Property of Bexar County, Texas, 2203 Nogalitos Street. Staff recommends approval.

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

Allen Townshead, President of Nogalitos/Zarzamora Coalition, stated they have been in contact with the applicant and are in full support of this request.

Diane Lang, 143 Walton, stated she would like to express her support for the proposed rezoning as she feels this would be good for the community.

Maria Velasquez, representing Palm Heights Neighborhood Association, stated they are in full support of this request.

Staff stated there were 41 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor no response from Collins Garden or Lone Star Neighborhood Associations. Nogalitos/S. Zarzamora Community is in support but received 1 notice in favor from Nogalitos/Zarzamora Coalition. Staff mailed 30 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Nava**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**6. ZONING CASE NUMBER Z2009077 S (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "HS I-1 AHOD: Historic Significant, General Industrial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "H C-2 AHOD" Historic, Commercial Airport Hazard Overlay District, "C-2 P AHOD" Commercial Pedestrian Airport Hazard Overlay District, "HS C-2 P AHOD" Significant, Commercial Pedestrian Airport Hazard Overlay District, "O-2 AHOD" Office Airport Hazard Overlay District, "H O-2 AHOD" Historic, Office Airport Hazard Overlay District, "HS O-2 AHOD" Historic Significant, Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "H MF-33 AHOD" Historic, Multi-Family Airport Hazard Overlay District, "HS MF-33 AHOD" Historic Significant, Multi-Family Airport Hazard Overlay District, "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "HS RM-4 AHOD" Historic Significant, Residential Mixed Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "H R-5 AHOD"

Historic, Residential Single-Family Airport Hazard Overlay District, "HS R-5 AHOD" Historic Significant, Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "H R-6 AHOD" Historic, Residential Single-Family Airport Hazard Overlay District, "HS R-6 AHOD" Historic Significant, Residential Single-Family Airport Hazard Overlay District, "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District, "H RM-5 AHOD" Historic, Residential Mixed Airport Hazard Overlay District, "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District, "MF-18 AHOD" Multi-Family Airport Hazard Overlay District, "MF-25 AHOD" Multi-Family Airport Hazard Overlay District, "O-1 AHOD" Office Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "H C-1 AHOD" Historic, Light Commercial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "H C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel, "IDZ C-2 AHOD" Infill Development Zone Commercial Airport Hazard Overlay District, "H IDZ C-2 AHOD" Historic, Infill Development Zone Commercial Airport Hazard Overlay District, "HS IDZ C-2 AHOD" Historic Significant, Infill Development Zone Commercial Airport Hazard Overlay District and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on multiple legal descriptions bounded by Fort Sam Houston to the north, Austin Street and North Hackberry Street to the west, North New Braunfels Avenue to the east and Duval Street to the south. Staff recommends approval pending approval of the Government Hill Plan Update.

Pedro Vega, Case Manager, presented case.

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

Raymundo Rivera, spoke in support of the proposed rezoning. He stated this would help preserve the single family residential character of the neighborhood. He stated his only concerns is with the property situated at the corner of Pine and Grayson, staff has recommended multi family zoning designation and he feels it should be zoned for commercial use.

Marlene Hawkins, President of Government Hill Community Association, stated they have been working closely with staff and are in full support of this request.

Robert Requenez, stated they are currently a single family dwelling however the map presented by staff indicates their property as being zoned for multi family use. He is concerned that once this zoning is granted they would lose their single family residential use.

Joann Murrillo, stated she is in support of the proposed rezoning. She stated she has worked with City staff regarding this propose zoning change as this would help preserver their single family character.

John Alcoses, stated his neither in support or opposition however he would like clarification on the boundaries.

Rose Hill, stated she would like clarification on the propose change and if this have any affect on their property taxes.

Mary Jo Vargas McKay, representing her mother, stated they are currently in the process of renovating their single family home and is concerned that they would lose their single family designation.

Carlos Resendez, representing a affected property owner, stated his client currently operates a body shop and expressed concerns with the possibly affect his client my experience should this rezoning be granted. He stated he would like to request their property be exempted from this proposed rezoning.

Jon Pevey, stated he purchase properties within this area and has renovated the homes. He stated he is concerned he may lose his multi family uses.

John Yoggerst, stated he is in opposition of this proposed zoning request. He stated he owns a number of properties within this area and is in the process of remodeling them. The properties stand vacant and is concerned that he would lose his multi family uses.

Staff stated there were 719 notices mailed out to the surrounding property owners, 550 were within the Phase II rezoning area, 7 returned in opposition and 4 returned in favor and no response from Government Hill Alliance Neighborhood Association. Staff mailed 13 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Cole seconded by Commissioner Martinez to recommend approval with the following amendments:

1. That property located at 201 and 205 Mason to "O-1"
2. Removing from consideration 1724 N. Pine Street and 404 E. Carson  
Amending their recommendation on 1010 E. Carson "H C-2 CD for an Auto Paint and Body shop with "IDZ" uses.

**AYES: Wright, McFarland, Valadez, Christian, Cole, Myers, Martinez, Tiller, Nava**

**NAY: None**

**RECUSED: Anguiano**

#### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2010136 S (Council District 7):** A request for a change in zoning from "C-2" Commercial District and "C-3" General Commercial District to "R-20 S" Residential Single-Family District with a Specific Use Authorization for a Child Care Institution (Basic) on Lot 98, Block 5, NCB 17883, 9314 Ryder Drive. Staff recommends approval.

Alexia Rodriguez, representative, stated the purpose of this rezoning is to allow for a child institution for Immigrant Youths on the subject property. She stated they would provide housing, medical, counseling and educational/vocational services to the youths. This facility would be monitored 7/24 hours by staff. She further stated their contract is with Health and Human Services to help these children until they may be united with their families.

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

Larry Simpson, Director of Real Estate for Southwest Key Program, stated prior to this rezoning the building was being utilized as a day care. He does not feel this proposal would not negatively affect the community as this would not increase traffic flow.

Dhanraj Naidu, stated use to operate a daycare on the subject property. He sold the property to Southwest Key Programs and feels this operation would be in similar to their existing daycare facility as they would be providing care for juveniles.

Roger Plasse, President of Braun Station Homeowners Association, stated they strongly oppose the propose use of the subject property. The fact that the individuals that would be housed in this facility are juveniles and is of great concern to the surrounding residential property owners. He also expressed concerns with the negative impact this would have on the community. He stated their intent is to maintain the single family residential character of their neighborhood.

Jim Benley, stated he would like to express his opposition for this zoning change. He stated this type of facility is not suitable for a residential neighborhood.

Dominick Dina, Northwest Neighborhood Alliance, stated they are in opposition of this request. He expressed concerns with this case is being so fast track that he does not feel appropriate timing was given to notify the surrounding affect property owners. He stated they did not meet with the representative and when he contacted SKI their statement was that they did not have time to meet with them. They do not want this type of facility in their neighborhood.

Staff stated there were 30 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 returned in favor and Braun Station West Community Improvement Association is in opposition. Staff mailed 29 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner Myers to recommend denial.

**AYES: Wright, McFarland, Christian, Cole, Myers, Martinez**

**NAY: Anguiano, Nava**

**THE MOTION CARRIED**

8. Briefing on the proposed Military Sound Attenuation Overlay District (MSAO).

Jacob Floyd, Case Manager, presented item.

9. Appointment of two Zoning Commission Members to serve as a committee member and as an alternate to the Midtown Tax Investment Revitalization Zone Advisory Committee.

Chair Wright stated commissioners are in agreement to appoint Commissioner Medina to serve as a member on the Midtown Tax Investment Revitalization Zone Advisory Committee with Commissioner Cole to serve as an alternate.

**COMMISSION ACTION**

The motion was made by Commissioner McFarland seconded by Commissioner Christian to recommend approval.

**All Commissioners voted in affirmative**

**AYES: Wright, McFarland, Christian, Cole, Anguiano, Nava**

**NAY: None**

**THE MOTION CARRIED**

10. Discussion and possible action regarding rescheduling of the December 21, 2010 Zoning Commission meeting.

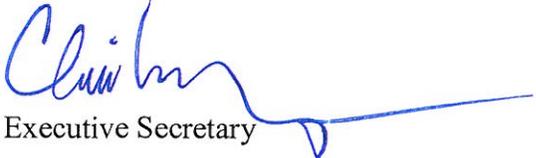
No Action was taken as all Commissioners will be in attendance.

11. There being no further business, the meeting was adjourned at 3:11 p.m.

APPROVED:

  
Susan Wright, Chair

A TEST:

  
Executive Secretary