

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
August 3, 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, Medina, Christian, Cole, Myers, Martinez, Tiller**

**ABSENT: Anguiano, Nava**

**Chair stated Zoning Case Number Z2010110 has been withdrawn as per the applicant's request.**

3. Approval of July 20, 2010 Zoning Commission Minutes.

**COMBINED HEARING:**

**4. ZONING CASE NUMBER Z2010107 CD (Council District 1):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.19 acres and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub on 1.00 acre on 2.19 acres out of NCB 919, 1304, 1312 and 1322 South Laredo Street. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Collins Garden or King William Neighborhood Associations. Staff mailed 16 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2010122 (Council District 2):** A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 8 and north 40.6 feet of Lot 13, NCB 163, 313 Chestnut Street. Staff recommends approval.

Staff stated there were 175 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Dignowity Hill Neighborhood Association. Staff mailed 25 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2010124 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 14 and 16, NCB 8950 and Lot 1, NCB 8947 on a portion of the 2200 and 2300 Blocks of Southwest Military Drive. Staff recommends approval.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Tierra Linda or Quintana Community Neighborhood Associations. Staff mailed 30 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2010127 CD (Council District 4):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to ‘RM-4 AHOD CD’ Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lot 21, Block 2, NCB 11188, 115 Cree Street. Staff recommends approval.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Quintana Community Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Christian, Cole, Myers, Martinez, Tiller**  
**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2010130 (Council District 1):** 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 2.369 acres out of Lot 18, NCB 11687, 2148 Jackson-Keller Road. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Dellview Area Neighborhood Association remains neutral. Staff mailed 29 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Christian, Cole, Myers, Martinez, Tiller**  
**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**9. ZONING CASE NUMBER Z2010112 (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4 and 5, Block 3, NCB 10050, 6646 San Pedro Avenue. Staff recommends approval.

Eric Madrigal, owner, stated the purpose of this zoning request is to allow for an art gallery. He stated he has met with the surrounding property owner's and has agreed to amend his request to rezone only Lot 5 to "C-3 AHOD".

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

Diana Doria, President of Shearer Hills/Ridgeview Neighborhood Association, stated they strongly oppose this zoning change. She stated they have met with the applicant and have concerns that the intended use is a public hall rather than an art gallery. She stated they do not welcome alcohol establishment into their neighborhood.

Jim Smith, stated he would also like to extend his opposition for the propose rezoning case. In interviewing Mr. Madrigal, he stated the primary use of the facility was for a Video Recording Studio, which would include a stage, cameras and lights. He is concerned that this business would later change to a bar with live entertainment.

Brian Krasiewski, Vice President of Shearer Hills/Ridgeview Neighborhood Association, stated he would also like to express his opposition of this zoning change. He also expressed concerns with the loud music in the late night hours and

Connie Boyle, stated she would like to express the same concerns.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Shearer Hills/Ridgeview and North Shearer Hill Neighborhood Associations are in opposition. Staff mailed 75 notices to the Planning Team and 1 returned in opposition.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2010116 (Council District 2):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-5" Residential Single Family District on 5.959 acres and "RM-5" Residential Mixed District on 6.68 acres on 12.639 acres out of NCB 18279 on multiple properties located along Foster Meadow Drive, Channel View, Media Meadow, Le Villas, La Route, Airstream, and Red Heeler Streets. Staff recommends approval pending plan amendment.

Cassandra Ortiz, representative, stated the purpose of this request is to allow for single family and townhome development on the subject property. She further stated the plan amendment was presented to Planning Commission and was granted a 30 day continuance to meet with the neighborhood association. They have met with the neighborhood association to clarify the development. She stated their plan amendment will be considered by Planning Commission on August 25, 2010 therefore she would like to request a 30 day continuance.

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

Dan Martinez, Chairman of Eastern Triangle Community Plan, stated they have met with the representative and are in agreement of the continuance as this would allow for them to continue working the representative to reach a consensus.

Staff stated there were 160 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Crestlake Homeowners Association is in opposition of the zoning request. Staff mailed 27 notices to the Planning Team.

### **COMMISSION ACTION**

The motion was made by Commissioner Cole seconded by Commissioner Martinez to recommend a continuance until September 7, 2010.

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

**NAY: None**

### **THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2010126 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “O-1 AHOD” Office Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 28, Block 21, NCB 2084, 918 Culebra Road. Staff recommends denial.

Rene Morales, representative, stated the purpose of requesting this change is to allow for the exiting tire shop and truck repair business.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Gardendale nor Woodlawn Lake Neighborhood Association.

### **COMMISSION ACTION**

The motion was made by Commissioner Medina seconded by Commissioner McFarland to recommend denial.

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

**NAY: None**

### **THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2010129 H (Council District 2):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, and “HS C-1 AHOD” Historic Significant Light Commercial Airport Hazard Overlay District to “H RM-4 AHOD” Residential Mixed Knob Hill Historic Airport Hazard Overlay District, “H MF-33 AHOD” Multi-Family Knob Hill Historic Airport Hazard Overlay District, and “H HS C-1 AHOD” Historic Significant Light Commercial Knob Hill Historic Airport Hazard Overlay District on multiple legal descriptions. Properties located along Iowa Street and Virginia Boulevard between South Palmetto and South New Braunfels Avenue, and properties located along Nelson Avenue between St. Anthony Avenue and South New Braunfels Avenue. Staff recommends approval.

Micah Diaz, Case Manager, presented item.

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

Rev. Karen Bailey Villarreal, stated she support this proposal as this would help preserve the neighborhood.

Mrs. Tovar, stated she would like to express her support in this request. She stated they have continuously worked hard to enhance their neighborhood and feels this request would help preserve the community.

Maria Tierrablanca, stated she is uncertain as to how this request would affect their neighborhood. She stated if this is to help clean up and help maintain the neighborhood then she is support.

Benjamin Jones, stated he is in support of this request as this would help improve the neighborhood.

Muriel McPherson, stated she would like to express her support in this proposal.

Lasaro Adames, stated he is also in support of this request.

Staff stated there were 182 notices mailed out to the surrounding property owners, 3 returned in opposition and 4 returned in favor and no response from Denver Heights Neighborhood Association. Staff mailed 29 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Christian, Cole, Myers, Martinez, Tiller**  
**NAY: None**

**THE MOTION CARRIED**

13. **ZONING CASE NUMBER Z2010128 (Council District 6):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.774 acres out of NCB 8239, 328 Old Highway 90 West. Staff recommends approval.

Wendy Castro, representing the applicant, stated the purpose of this zoning change is to allow a restaurant with the sale of alcohol.

Staff stated there were 14 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and Los Jardines and Memorial Heights Neighborhood Associations are in opposition.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

14. Briefing on the Government Hill Comprehensive Rezoning Case.

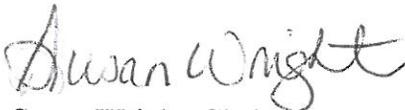
Pedro Vega, Case Manger, briefed commission on Comprehensive Rezoning Case.

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

John Yoggerst, state he is spoke in opposition of this proposal. He feels this is not conducive to the neighborhood.

15. There being no further business, the meeting was adjourned at 2:23 p.m.

APPROVED:

  
Susan Wright, Chair

ATTEST:

  
Executive Secretary