

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 15, 2009**

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: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Martinez, Tiller, Gray

ABSENT: Christian

3. Approval of December 1, 2009 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2010007 (Council District 4):** A request for a change in zoning from “I-2” Heavy Industrial District to “C-1” Light Commercial District on Lots 1 and 2, Block 15, NCB 8511, 1002 Somerset Road. Staff recommends approval.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Quintana Community Neighborhood Association. Staff mailed 47 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright seconded by Commissioner Gray to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Martinez, Tiller, Gray

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2010010 CD (Council District 3):** A request for a change in zoning from “RM-4” Residential Mixed District and “H C-3NA” Historic and Landmark Commercial Nonalcoholic Sales District to “R-6” Residential Single Family District, “H R-6 CD” Historic and Landmark Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot and “H NC” Historic and Landmark Neighborhood Commercial District on Lots 18, 19 and 20, Block 15, NCB 7689, 3127 Mission Road. Staff recommends approval pending plan amendment.

Staff stated there were 44 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Mission San Jose Neighborhood Appearance and Safety Committee. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright seconded by Commissioner Gray to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Martinez, Tiller, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010015 (Council District 2): A request for a change in zoning from "C-3NA" Commercial Nonalcoholic Sales District to "C-3" General Commercial District on 3.600 acres out of NCB 12887, 2100 Southeast Loop 410. Staff recommends approval.

James Griffin, representative, stated he would like to amend the acreage from 3.600 to 0.677 acres.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Dellcrest Area Neighborhood Association. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright seconded by Commissioner Gray to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Martinez, Tiller, Gray

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010016 (Council District 7): A request for a change in zoning from "C-3" General Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District to "C-3" General Commercial District on 10.242 acres out of NCB 17120, 5025 Northwest Loop 410. Staff recommends approval.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 11 returned in favor and no response from Rolling Ridge Club Association.

COMMISSION ACTION

The motion was made by Commissioner Wright seconded by Commissioner Gray to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Martinez, Tiller, Gray

NAY: None

THE MOTION CARRIED

INDIVIDUAL HEARING:

8. **ZONING CASE NUMBER Z2010012 S (Council District 2):** A request for a change in zoning from "I-1" General Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal on Lot 2, Block 2, NCB 10597 on a portion of the 4700 and 4800 Block of Corner Parkway. Staff recommends approval with conditions.

Ken Brown, representative, stated the purpose of this zoning request is to allow for a Bulk Plant Terminal on the subject property.

The following citizen(s) appeared to speak:

Dan Martinez, spoke in favor.

Jim McMaure, spoke in favor.

Leon Thomas, spoke in opposition.

Lloyd Foster, spoke in opposition.

Shelia McNeil, spoke in opposition.

Lionel Foster, spoke in opposition.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Skyline Park Neighborhood Association. Staff mailed 12 notices to the Planning Team.

COMMISSION ACTION

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

1. A Type B landscape buffer shall be maintained along all property lines where the property abuts a road, undeveloped land, or non-industrial development. Additionally, said landscape buffers shall be increased to a depth of 30 feet along Corner Parkway and in any location where the subject property abuts residential uses.
2. Building setbacks shall be maintained as follows: 30-feet along Corner Parkway, and 50 feet along all other property lines.
3. An 8-foot tall, predominately open fence shall be maintained along all property lines.
4. Above ground fuel tanks shall be no taller than 40 feet.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Martinez, Tiller, Gray

NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2010014 (Council District 7):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 89, Block B, NCB 11513, 1303 Bandera Road. Staff recommends denial of "C-3 AHOD" with an alternate recommendation of "C-2 AHOD".

Bertha Terrazas, owner, stated the purpose of this request is to allow for a noncommercial parking lot. She stated she would like to amend her request to "C-2 AHOD".

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from University Park Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gray seconded by Commissioner Martinez to recommend approval of "C-2 AHOD".

AYES: Gadberry, McFarland, Kelley, Cole, Myers, Martinez, Tiller, Gray

NAY: None

ABSTAIN: Valadez

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2010017 (Council District 1):** A request for a change in zoning from "R-4" Residential Single Family District to "MF-18" Multi-Family District on Lot 19, Block 28, NCB 7151, 1333 Santa Barbara. Staff recommends denial.

Habib Erkan, representative, stated he has submitted an application for a Plan Amendment and will be presented to Planning Commission on January 27, 2010; therefore, he would like to request a continuance.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Los Angeles Heights-Keystone Neighborhood Association. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Kelley seconded by Commissioner Wright to recommend a continuance until February 2, 2010.

AYES: Gaberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Tiller, Gray

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2010019 S (Council District 8):** A request for a change in zoning from "R-6 PUD MLOD-1" Residential Single Family Planned Unit Development Military Lighting Overlay District to "R-6 PUD MLOD-1 S" Residential Single-Family Planned Unit Development Military Lighting Overlay District with a Specific Use Authorization for a Cemetery on 17.00 acres out of NCB 34034, 20900 Interstate Highway 10 West. Staff recommends approval.

Paul Fletcher, representative, stated the purpose of this zoning request is to allow for cemetery. He stated at this time he would like to request a 60-day continuance, as they were unaware of the concerns of the endangered species. He stated they would be working with Mr. Cannizo to address all concerns of the endangered species.

The following citizen(s) appeared to speak:

Jim Cannizo, in support of the request for continuance.

Staff stated there were 12 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and Dominion Homeowners Association is in opposition and no response from Forest Crest Neighborhood Association. Staff received an email from Fort Sam Houston expressing concerns.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner Cole to recommend a continuance until February 16, 2010.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Martinez, Tiller, Gray
NAY: None

THE MOTION CARRIED

12. Briefing on the River North Comprehensive Rezoning Case and related Unified Development Code Amendments to the Form-Based Zoning District.

Andrea Gilles, Interim Planning Manager, presented item.

13. Election of Officers for 2010.

COMMISSION ACTION

Commissioner Gray made a motion to nominate Commissioner McFarland as Pro-Tem, Commissioner Tiller as Vice Chair and Commissioner Wright as Chair. The motion was seconded by Commissioner Martinez.

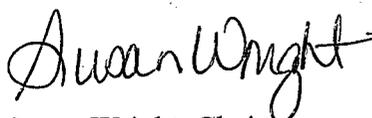
AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Myers, Wright, Martinez, Tiller, Gray
NAY: None

THE MOTION CARRIED

14. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 2:42 p.m.

APPROVED:


Susan Wright, Chair

ATTEST:


Executive Secretary