

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 21, 2010**

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: Wright, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava
ABSENT: McFarland, Chrisitan

3. Approval of December 7, 2010 Zoning Commission Minutes.

Chair stated Zoning Case Number Z2011021 CD has been withdrawn as per the applicant's request.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011023 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufacturing Housing Airport Hazard Overlay District on Lots 5 and 6, Block 25, NCB 10907, 410 and 412 Esma Street. Staff recommends approval.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor. Staff mailed 17 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011024 (Council District 3):** A request for a change in zoning from "PUD RM-4" Planned Unit Development Residential Mixed District, "C-3" General Commercial District, "C-2" Commercial District and "MF-33" Multi-Family District to "RM-4" Residential Mixed District on 61.79 acres out of NCB 10847, located northwest of the intersection of Southeast Loop 410 and South WW White Road. Staff recommends approval.

Staff stated there were 8 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Pecan Valley Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011026 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 12, 13, 14 and 15, Block 2, NCB 7830 and 0.731 of an acre out of NCB 8578, 431 and 507 East Mayfield. Staff recommends approval.

Staff stated there were 42 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

AYES: Wright, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011028 (Council District 5): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on Lots 7 and 8 and the south 62 feet of Lots 5 and 6, Block A, NCB 8651, save and except that part of Lots 5 and 6 conveyed to the State of Texas in Volume 1397, Page 356, Deed Records, Bexar County, Texas, 4406 West Commerce Street. 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 Prospect Hill Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2011029 CD (Council District 3): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home or Undertaking Parlor on Lots 1, 2, 15, 20 and 21, Block 19, NCB 7685, 6108 and 6112 South Flores Street. Staff recommends approval.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Mission San Jose Neighborhood Association. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2011031 (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Parcel 2, NCB 10848 (2.224 acres), 5802 Pecan Valley Drive. Staff recommends approval pending plan amendment.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Highland Hills Neighborhood Association. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2011032 CD (Council District 5):** A request for a change in zoning from “HS IDZ AHOD” Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “NC” Neighborhood Commercial District to “HL IDZ AHOD” Historic Landmark Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and “C-2 CD” Commercial District with a Conditional Use for a Tattoo Parlor on Lot 6, Block 5, NCB 1675. 2340 South Presa Street. Staff recommends approval.

The following citizen(s) appeared to speak:

Helen Dutmer, spoke in support of the Conditional Use.

Staff stated there were 27 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Roosevelt Park Neighborhood Association is in opposition of the Conditional Use request. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

11. **ZONING CASE NUMBER Z2011003 (Council District 3):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819 on multiple properties generally bound by Greer Street, Channing, South Gevers Street, and South Mittman Street. Staff recommends approval.

Bobby Perez, representative, stated the purpose of this request is to allow for single family home development on the subject property. He further stated has been working closely with the surrounding property owner who have express support and are in agreement with restrictive covenants.

The following citizen(s) appeared to speak:

Helen Dutmer, stated she has met with Mr. Perez and strongly support single family residential development.

James DiPasquale, President of Southeast Citizen's Committee, stated they would like to express their support in this zoning request. He stated they have been working closely with Mr. Perez on this proposed development.

Staff stated there were 77 notices mailed out to the surrounding property owners, 6 returned in opposition and 1 returned in favor and no response from neither Southeast Citizens Committee nor Highland Park Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2011022 HL (Council District 1): A request for a change in zoning from "D AHOD RIO-3" Downtown Airport Hazard Overlay River Improvement Overlay District-3, "HE D AHOD RIO-3" Historic Exceptional Downtown Airport Hazard Overlay River Improvement Overlay District-3, "FBZ T4-1 AHOD" Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District, "FBZ T4-2 AHOD" Form Base Zone Transect Zone 4-2 Airport Hazard Overlay District, "FBZ T5-1 AHOD" Form Base Zone Transect Zone 5-1 Airport Hazard Overlay District, "FBZ T6-1 AHOD RIO-2" Form Base Zone Transect Zone 6-1 Airport Hazard Overlay River Improvement Overlay District-2, "FBZ T6-2 AHOD RIO-2" Form Base Zone Transect Zone 6-2 Airport Hazard Overlay River Improvement Overlay District-2, "FBZ SD-1 AHOD" Form Base Zone Specialized District-1 Airport Hazard Overlay District, and "FBZ SD-1 AHOD RIO-2" Form Base Zone Specialized District-1 Airport Hazard Overlay River Improvement Overlay District-2 to "HL D AHOD RIO-3" Historic Landmark Downtown Airport Hazard Overlay River Improvement Overlay District-3, "HL D AHOD RIO-3" Historic Landmark Downtown Airport Hazard Overlay River Improvement Overlay District-3, "HL FBZ T4-1 AHOD" Historic Landmark Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District, "HL FBZ T4-2 AHOD" Historic Landmark Form Base Zone Transect Zone 4-2 Airport Hazard Overlay District, "HL FBZ T5-1 AHOD" Historic Landmark Form Base Zone Transect Zone 5-1 Airport Hazard Overlay District, "HL FBZ T6-1 AHOD RIO-2" Historic Landmark Form Base Zone Transect Zone 6-1 Airport Hazard Overlay River Improvement Overlay District-2, "HL FBZ T6-2 AHOD RIO-2" Historic Landmark Form Base Zone Transect Zone 6-2 Airport Hazard Overlay River Improvement Overlay District-2, "HL FBZ SD-1 AHOD" Historic Landmark Form Base Zone Specialized District-1 Airport Hazard Overlay District, and "HL FBZ SD-1 AHOD RIO-2" Historic Landmark Form Base Zone Specialized District-1

Airport Hazard Overlay River Improvement Overlay District-2 on multiple properties generally bound by Interstate 35 to the north and northwest; Interstate 37 to the east and northeast; and Richmond Avenue, Auditorium Circle, Jefferson Street, and East Houston Street to the southwest. Staff recommends approval.

Micah Diaz, Case Manager, presented case.

The following citizen(s) appeared to speak:

Virginia Van Cleave, representing the San Antonio Conservation Society, stated they are in support of this historic designation as this would help preserve the community.

Estella Elizondo, stated she owns a number of homes within the boundaries and does want to express her opposition. She expressed concerns with the negative affect this would have on her houses.

Elizabeth Porterfield, Historic Preservation Office, stated they received 8 responses from 313 2nd Street; 505 Broadway; 800 Broadway; 1100 Broadway; 621 N. Alamo; 515 Erie; 911 Quincy and 702 Quincy, expressing opposition to this designation. She further stated they did hold a number of meetings to inform the property owner's of such proposal and were able to address their concerns.

Staff stated there were 291 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Downtown Residents Association.

COMMISSION ACTION

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

AYES: Wright, Ornelas, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

ABSTAIN: Martinez

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2011025 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on the north 89.3 feet of Lot 73 and Lot 74, Block 3, NCB 6389, 1124 North Zarzamora Street. Denial as requested; approval of an alternate recommendation of "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair.

Emil Moncivais, representative, stated he would like to amend his request to "C-2NA AHOD". He stated they are proposing major appliance repair facility on the subject property.

Staff stated there were 49 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Prospect Hill Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2011027 (Council District 2): A request for a change in zoning from "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District to "L EP-1 AHOD" Light Industrial Facility Parking/Traffic Control Airport Hazard Overlay District on Lots 1, 2, 3, 5 and 6, Block 7, NCB 1200 and Lots 10, 11, 12 and 13 and the south 60 feet of Lot 9, Block 1, NCB 1199, 2403, 2407, 2411, 2415, 2419, 2402, 2406, 2410, 2418 and 2422 Dignowity Street. Staff recommends approval.

Rob Scott, owner, stated he has own two to the 10 properties for roughly ten years and just recently purchased the remaining eight properties from San Antonio Development Agency with the intent to use as a recreational vehicle parking facility. He stated he has been in contact with the surrounding residents and neighborhood association to address any concerns they may have had. He stated there are a few residential homes within this area and does not feel his request would negatively affect the community.

The following citizen(s) appeared to speak:

Marie Stout, representing Government Hill Alliance, stated they do not support multi housing nor recreational vehicle park in the neighborhood.

Les Hargis, stated he strongly opposes this request as this would have a negative impact on their community.

Donna Liston, stated she does not support this zoning request. She stated this would negatively impact their neighborhood.

Marlene Hawkins, President of Government Hill Alliance Committee, stated they have been in contact with Mr. Scott regarding this zoning request. She stated he stated he was interested in warehouse/office component. She further stated they support and would like to request that Mr. Scott continue to work with the community.

Patrick Christensen, representing several business owners in the area, stated he feels there has been a lack of trust because the applicant placed several RV's on the property. He stated when he met with the property owner's and neighborhood association he stated he was proposing office/warehouse.

Staff stated there were 35 notices mailed out to the surrounding property owners, 5 returned in opposition and 9 notices received outside the 200' foot radius, 10 returned in favor and no response from Government Hill Alliance. Staff mailed 14 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, Ornelas, Cole, Myers, Martinez, Nava

NAY: Anuguiano

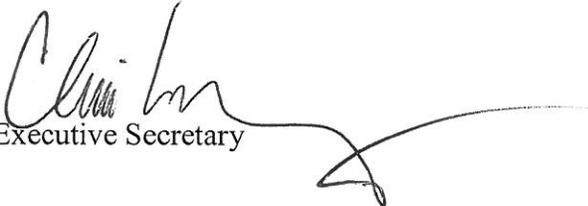
THE MOTION CARRIED

15. There being no further business, the meeting was adjourned at 2:46 p.m.

APPROVED:


Susan Wright, Chair

ATEST:


Executive Secretary