

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 15, 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, Christian, Cole, Myers, Martinez

ABSENT: Wright, Anguiano, Nava

3. Approval of February 1, 2011 Zoning Commission Minutes.

COMBINED HEARING:

4. ZONING CASE NUMBER Z2011051 (Council District 5): A request for a change in zoning from “R-4 AHOD” Residential Single Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lot 25, Lot 26, Lot 27 and Lot 46, Block 2, NCB 2491, 1419 South Hamilton Avenue. Staff recommended approval, pending plan amendment.

Staff stated there were 32 notices mailed out to the surrounding property owners, 0 returned in opposition and 15 returned in favor and 5 notices outside the 200 foot radius returned in opposition and Avenida Guadalupe Neighborhood Association is in support. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2011054 (Council District 10): A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 26, Block 2, NCB 16301, 13051 O'Connor Cove. Staff recommended approval.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011055 (Council District 1): A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, “O-2 AHOD” High-Rise Office Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2.306 acres out of NCB 2228, 2000 Block of West Martin Street and the 1300 block of Morales. Staff recommended approval.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 12 returned in favor and no response from neither Gardendale or Prospect Hill Neighborhood Associations.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011057 (Council District 6): A request for a change in zoning from “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to “MF-33 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on A 12.72 tract of land out of NCB 15239. 8500 Block of State Highway 151. Staff recommended approval.

The following citizen(s) appeared to speak:

Hunter Ross, stated he is neither in favor nor opposition however he would like additional information about this case.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2011060 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on Lots 3 and 4, Block 10, NCB 1682, 2402 South Presa Street. Staff recommended approval.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Roosevelt Park Neighborhood Association.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

Commissioner Martinez arrived at 1:11 pm.

9. ZONING CASE NUMBER Z2011053 S (Council District 2): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Specified Financial Institution on Lot 78, NCB 10754, 1264 South W. W. White. Staff recommended denial.

Patrick Christensen, representative, stated the purpose of this zoning request is to allow for an auto car title loan facility on the subject property. He stated he has met with the neighborhood association who are in support.

The following citizen(s) appeared to speak:

Dan Martinez, President of Eastern Triangle Planning Team, stated they have met with Mr. Christensen and they are in support.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Dellcrest Area Neighborhood Association is in support and no response received from Hein-Orchard Subdivision Association. Staff mailed 27 notices to the Planning Team who has expressed their support.

COMMISSION ACTION

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

AYES: Tiller, Christian, Cole, Myers, Martinez

NAY: McFarland, Ornelas

THE MOTION FAILED

NO OTHER MOTION WAS MADE THEREFORE THIS CASE WILL BE CONSIDERED AT OUR NEXT REGULARLY SCHEDULED MEETING, MARCH 1, 2011

10. **ZONING CASE NUMBER Z2011058 S (Council District 4):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center Caring for Over 20 Children, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking on Lot 5 and the south half of Lot 4, Block 9, NCB 15507 and Lot 1 and the north half of Lot 2, Block 3, NCB 15513 on a portions of the 2500 and 2600 Blocks of Observation Drive. Staff recommended denial of "C-1 S AHOD" with an alternate recommendation for approval of "O-1 S" Office Airport Hazard Overlay District with a Specific Use Authorization for Parking, with conditions.

Patrick Christensen, representative, stated he would like to amend his request as staff as recommended to "O-1 S" with a Specific Use for a non-commercial parking lot for a church. He stated he has met with the nearest neighborhood association who has expressed their support for this rezoning.

Staff stated there were 43 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Myers to recommend approval of "O-1 S" Office District with a Specific Use for a non-commercial parking lot with the following condition:

1. The parking lots shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.

AYES: Tiller, McFarland, Ornelas, Christian, Cole, Myers, Martinez

NAY: None

THE MOTION CARRIED

11. Briefing by the Office of Historic Preservation regarding proposed changes to Chapter 35 of the Municipal Code (Unified Development Code) related to the River Improvement Overlay Districts design guidelines.

Anna Glover, Senior Planner, presented item.

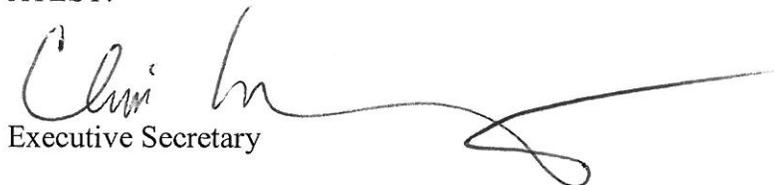
12. There being no further business, the meeting was adjourned at 1:35 p.m.

APPROVED:



Bill Tiller, Chairman

ATEST:



Executive Secretary