

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
January 18, 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: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Martinez,
Tiller, Nava**

ABSENT: Cole

3. Approval of January 4, 2011 Zoning Commission Minutes.

Zoning Case Number Z2011035 S: Ashley Farrimond, representative, stated she would like to amend her request as staff has recommended to “C-2 S MLOD”.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011033 (Council District 7):** 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 0.09 of an acre out of NCB 7447, 6353 West Commerce Street. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Community Workers Council.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011034 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 7E, NCB 16582, 16103 Nacogdoches Road. Staff recommends approval.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Fox Run Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011035 (Council District 8): A request for a change in zoning from "R-6 MLOD" Residential Single-Family Military Lighting Overlay District to "C-3 MLOD" General Commercial Military Lighting Overlay District on 2.111 acres out of NCB 14890, 2.111 acres out of the 13600 Block of Interstate Highway 10 West. Staff recommends denial "C-3 MLOD", with an alternate recommendation for "C-2 SMLOD" Commercial Military Lighting Overlay District with a Specific Use Authorization for a Gasoline Filling station with a carwash.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011039 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 19.291 acres out of NCB 10879, at the southeast and southwest corners of Inner Circle Drive and Challenger Drive. Staff recommends approval.

Staff stated there were 1 notice mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Highland Hills and Hot Wells Neighborhood Associations.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2011040 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on the South 91.2 feet of Lot 2, Block 14, NCB 3883, 227 Alvarez Place. Staff recommends approval.

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

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2011041 (Council District 7): A request for a change in zoning from "C-1" Light Commercial District and "C-2NA" Commercial Nonalcoholic Sales District to "C-2NA" Commercial Nonalcoholic Sales District on Parcel 16 and Parcel 16B, NCB 15664, 11087 Bandera Road. Staff recommends approval.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 31 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2011042 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on Lot 47, Block 1, NCB 3720, 3202 Clark Avenue. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Highland Hills Neighborhood Association and The Southeast Citizens Committee. Staff mailed 40 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2011044 (Council District 1):** A request for a change in zoning from “H R-4 AHOD RIO-1” Residential Single-Family River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 to “H RM-4 AHOD RIO-1” Residential Mixed River Road Historic Airport Hazard Overlay River Improvement Overlay District-1 on Lot 3, Block 5, NCB 6204, 708 and 710 East Woodlawn Avenue. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from River Road Neighborhood Association. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2011046 S (Council District 10):** A request for a change in zoning from “MF-33 IH-1 AHOD” Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District to “MF-33 S IH-1 AHOD” Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.2296 of an acre out of NCB 14049 located northwest of the intersection of the intersection of Toepperwein Road and IH 35 North. Staff recommends approval.

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Monterrey Village Homeowner's Association. Staff mailed 43 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2011047 CD (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital - Small Animals - (No Outside Runs, Pens and Paddocks Permitted) on a 0.092 acre tract out of Lot 24, NCB 8694, 1242 Austin Highway, Suite 102. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Wilshire Village Neighborhood Association. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

Commissioner Anguiano left the meeting at 1:23 pm.

INDIVIDUAL CONSIDERATION:

14. ZONING CASE NUMBER Z2010150 (Council District 9): A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "RM-4 NCD-6" Residential Mixed Mahncke Park Neighborhood Conservation District on Lot 13, Block 2, NCB 6090, 246 Pershing Avenue. Staff recommends approval.

Susan Hubbard, owner, stated the purpose of this request is to bring structure to compliance.

Staff stated there were 42 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Wilshire Village Neighborhood Association. Staff mailed 21 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Tiller, Nava

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2011043 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Parcel 7, NCB 17790 located northeast of the intersection of Judson Road and Mountain Vista Drive. Denial of "C-2NA" with an alternate recommendation of "C-1".

Commissioner Martinez arrived at 1:31 pm.

Kay Soliz, representative, stated the purpose of this request is to allow for child care facility and a retail center. She stated they have met with the neighborhood association and have addressed their concerns.

The following citizen(s) appeared to speak:

Ralph Mata, President of Vista Neighborhood Association, stated they are in opposition of this request. He stated this area is very heavily congested with traffic and they are concerned this would only increase of traffic.

Staff stated there were 27 notices mailed out to the surrounding property owners, 8 returned in opposition and 1 returned in favor and Vista Neighborhood Association is in opposition. Staff mailed 43 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Ornelas, Christian, Myers, Martinez Tiller, Nava
NAY: None

THE MOTION CARRIED

16. Consideration of a resolution recommending additional notification procedures for city-initiated rezoning cases.

COMMISSION ACTION

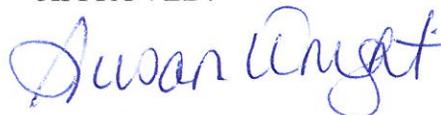
The motion was made by Commissioner McFarland seconded by Commissioner Myers to recommend approval.

AYES: Wright, McFarland, Ornelas, Christian, Myers, Martinez Tiller, Nava
NAY: None

THE MOTION CARRIED

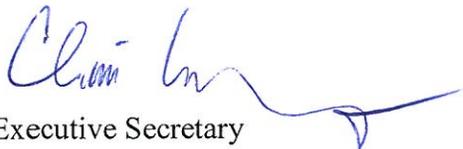
17. There being no further business, the meeting was adjourned at 1:43 p.m.

APPROVED:



Susan Wright, Chair

A TEST:



Executive Secretary