

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 20, 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: Tiller, McFarland, Valadez, Medina, Christian, Cole, Myers, Anguiano, Martinez, Nava

ABSENT: Wright

3. Approval of July 6, 2010 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2010009 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Tract 1A and Tract 2A, NCB 16587, 15602 and 15700 Nacogdoches Road. Staff recommends approval.

Staff stated there were 11 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 Nava seconded by Commissioner Martinez to recommend approval.

AYES: Tiller, McFarland, Valadez, Medina, Cole, Myers, Anguiano, Martinez, Nava

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2010119 (Council District 7):** 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 4.77 acres out of NCB 18559, 8024 Mainland Drive. Staff recommends approval. 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 no response from Wildwood West Neighborhood Association. Staff mailed 32 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Valadez, Medina, Cole, Myers, Anguiano, Martinez, Nava
NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010121 (Council District 5): A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on the west 50 feet of Lots 1 and 2, and the west 59.6 feet of the east 100 feet of the south 50 feet of Lot 2, NCB 2860, 319 Probandt Street and 601 East La Chappelle. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Lone Star Neighborhood Association. Staff mailed 16 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Valadez, Medina, Cole, Myers, Anguiano, Martinez, Nava
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010123 (Council District 4): A request for a change in zoning from “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a professional office to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 1 and 2, Block 54, NCB 8033, 922 Wagner Avenue. Staff recommends approval pending plan amendment.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Tierra Linda and Quintana Community Neighborhood Associations. Staff mailed 48 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Valadez, Medina, Cole, Myers, Anguiano, Martinez, Nava
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

8. Consideration of an amendment to Chapter 35 of the Municipal Code, the Unified Development Code, regarding Form Based Development.

ZONING CASE NUMBER Z2010103 (Council Districts 1 and 2): 1) Adopting a Master Development Pattern Plan to include an approved zoning site plan, site conditions plan, transportation design plan, civic functions plan, transit network plan, residential and non-residential functions plan, the transect zone summary table, master tree canopy/preservation plan, and master storm water management plan for the River North site plan area generally bound by IH-35 to the north; Lexington and 4th Street to the southwest; and Bonham, Elm Street, and IH-37 to the southeast and 2) A request for a change in zoning district within the River North area, from "FBZ T4-1" Form Based Zoning District Transect Zone 4-1 and "FBZ T5-1" Form Based Zoning District Transect Zone 5-1 to "FBZ SD-1" Form Based Zoning District Specialized District 1 for multiple properties generally bound by Camden St. to the north, St. Mary's St. to the east and south, and Brooklyn St. to the southwest and west; from "FBZ T6-2" Form Based Zoning District Transect Zone 6-2 to "FBZ T6-2 S" Form Based Zoning District Transect Zone 6-2 S Specific Use authorization for a hotel with no room limit located at 103 W 9th St.; and from "FBZ T5-1" Form Based Zoning District Transect Zone 5-1 to "FBZ T6-1" Form Based Zoning District Transect Zone 6-1 for an area generally bound by McCullough St. to the north and northeast, Bonham St. to the southeast, 4th St. to the south and southwest, and Broadway to the northwest, with all existing overlay districts including "H" Historic Districts, "HS" Historic Significant, "HE" Historic Exceptional, "RIO-2" River Improvement Overlay District-2, and "AHOD" Airport Hazard Overlay District remaining unchanged, more specifically for an area generally bound by IH-35 to the north; Lexington and 4th Street to the southwest; and Bonham, Elm Street, and IH-37 to the southeast. Staff recommends approval.

Andrea Gilles, Interim Planning Manager, presented items and briefed commissioners.

The following citizen(s) appeared to speak:

Dean Perry, stated this proposed plan has been amended many times and is concerned that the neighbors are confused as to what is being adopted.

Commissioner Christian arrived at 1:32 pm.

Staff stated there were 644 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Medina seconded by Commissioner Myers to recommend approval of an amendment to Chapter 35 of the Municipal Code, the Unified Development Code, regarding Form Based Development and of Zoning Case No. Z2010103.

AYES: Tiller, McFarland, Valadez, Medina, Cole, Myers, Anguiano, Martinez, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2010108 (Council District 6):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on Lots 16 and 17, Block 3, NCB 17637, 5544 and 5554 Rogers Road. Staff recommends denial.

Salah Diab, representative, stated he would like to amend his request to "C-1". He stated the purpose of this request is to allow for an auto and light truck repair and motor vehicle sales lot on the subject property.

The following citizen(s) appeared to speak:

Jan Wells, President of Mountain View Acres Neighborhood Coalition, stated they are in support of the "C-1" zoning designation.

Tom McIver, representing an adjacent business owner, stated they are neither in opposition nor favor but feel this is potentially increasing the long term value in both residential and commercially in this area.

Staff stated there were 17 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and Mountain View Acres Neighborhood Coalition is in opposition of the "C-3" request but is in support of "C-1".

COMMISSION ACTION

The motion was made by Commissioner Martinez seconded by Commissioner Cole to recommend approval of "C-1".

AYES: Tiller, McFarland, Valadez, Medina, Christian, Cole, Myers, Anguiano, Martinez, Nava

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, 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.

Bobby Perez, representative, stated he would like to request a continuance until August 3, 2010 to continue working with the neighborhood associations.

The following citizen(s) appeared to speak:

Dan Martinez, Chairman of Eastern Triangle, stated they have met with Mr. Perez and are in support of the continuance.

Jim McNamara, President Crestlake Homeowner Association, stated they support the request for a continuance.

Harry Jewett, representing a stakeholder, stated they are in support of the continuance.

Sam Schaffer, stated he is in support of the continuance.

Staff stated there were 168 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Crestlake Homeowners Association and Lakeside Homeowners Associations. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Anguiano to recommend a continuance until August 3, 2010.

AYES: Tiller, McFarland, Valadez, Medina, Christian, Cole, Myers, Anguiano, Martinez, Nava

NAY: None

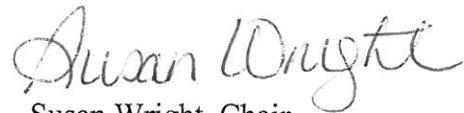
THE MOTION CARRIED

July 20, 2010

6

11. There being no further business, the meeting was adjourned at 1:54 p.m.

APPROVED:


Susan Wright, Chair

ATTEST:


Executive Secretary