SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 21, 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, J. Valadez, Myers, Wright Martinez, Gray
ABSENT: Westheimer, Hawkins, R. Valadez

Chairman Gadberry stated Zoning Case Z2009117 has been pulled as per the applicant's request.

3. Approval of July 7, 2009 Zoning Commission Minutes.

4. **ZONING CASE NUMBER Z2008064 ERZD (Council District 9):** A request for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District on Parcel 25A and Parcel 27, NCB 18218, save and except 0.4592 acres out of NCB 18218, 23000 Block of US Highway 281 North. Staff recommends approval.

Patrick Christensen, representative, stated to amend his application he would have to submit field notes; therefore, he would like to request a 30-day continuance. He stated they are proposing to develop a hotel on the subject property. He further stated he has been working with the neighborhood association on deed restrictions, one of which would be a 200-foot "C-2" buffer between the proposed "C-3" and the adjoining single-family homes to the north and the east of the subject property. .

The following citizen(s) appeared to speak:

Andy Guerrero, representing Windchester Hills Neighborhood Association, as stated by Mr. Christensen, they have been working on deed restrictions and are in support of the request for a continuance.

Staff stated there were 14 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Myers to recommend a continuance until August 18, 2009.

AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Gray
NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2009076 ERZD (Council District 9):** A request for a change in zoning from "NP-10 ERZD MLOD-1" Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and "QD S ERZD MLOD-1" Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to "MPCD ERZD MLOD-1" Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 on 389.53 acres out of NCB 19221, 19101 North US Highway 281 and 19300 Classen Crest. Staff recommends approval.

Commissioner Martinez arrived at 1:17 pm.

Daniel Ortiz, representative, stated their intent is to develop the subject property as mixed use. He stated the City's Major Thoroughfare Plan calls for two major thoroughfares to run thru this property, Huebner and Hardy Oaks, which will occur whether this request is granted today, two weeks or two months. He stated another item that will not change is the land use principals that are applied to analyze a zoning change regardless of the size. He stated of the 389 acres, 169 would be used as open space 169 acres, which does include flood plain and the set back and buffers 75 feet to the south, 170 feet to the northwest and 100 feet to the north.

The following citizen(s) appeared to speak:

Robert Blystone, spoke in opposition. He stated Brown & Ortiz have been in communications with them and at this time, he is neither in opposition nor in support as there are still a few items that need to be addressed. He still has concerns with increase in traffic this development would bring into the community.

Jim Cannizo, representing Camp Bullis, stated at this point he would like to request more time as they are still working closely with the developer, the owner and Brown & Ortiz on a restrictive covenant that would have an agreement explicitly that would not do any clearing until surveys are conducted. He further stated this development has not conducted any species studies, which he feels should be prepared prior to development.

Bebe Fenstermakes, representing Hill Country Planning Association, she sated they strongly oppose this request. She stated they agree that more studies/surveys should be conducted prior to development.

Frank Burney, representing several homeowners, stated they are in opposition of this request. He stated they have been working closely with Brown & Ortiz and are still working on trying to reach some compromises.

Jean Kanter, spoke in opposition. She expressed concerns with the increase in traffic this development would bring into the neighborhood.

MariLee Edwards, spoke in opposition. She stated she is concerned with the increase in traffic as well as conduction environmental studies prior to development.

Ken Ebel, spoke in opposition. He expressed concerns with how the increase in traffic would negatively affect their neighborhood.

Arien Adams, spoke in opposition. She stated there is an existing traffic problem and allowing this development would just increase the traffic issue.

Rufina Dekat, spoke in opposition. She also expressed concerns with the increase in traffic.

Staff stated there were 166 notices mailed out to the surrounding property owners, 79 returned in opposition and 8 returned in favor and Stone Oak Neighborhood Association is in opposition. Staff also received 59 notices in opposition outside 200-foot radius.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Martinez to recommend approval including SAWS recommendations and the amending site plan that was referenced earlier removing any limitations and guaranteeing that the open space on the site plan will exist and that the applicant continue to work with the neighbors and Camp Bullis on any outstanding issues between now and the time this case is considered by City Council.

AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray
NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2009101 S ERZD (Council District 9):** A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 ERZD S" Commercial Edwards Recharge Zone District with a Specific Use Authorization to allow a bar/tavern on 0.0509 of an acre out of NCB 18218, 3111 TPC Parkway, #106. Staff recommends approval.

Charles Edens, representative, stated the purpose of this request is to allow for a tavern.

Staff stated there were 12 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 Wright and seconded by Commissioner Myers to recommend approval with SAWS recommendations.

AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Gray
NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2009120 (Council District 7):** A request for a change in zoning from "I-1" Light Industrial District to "C-3" General Commercial District on .07 of an acre out of Lot 3, Block 5, NCB 18575, 7824 Mainland Drive. Staff recommends approval.

David Garcia, representative, stated the purpose of this request is to allow for a boutique and a restoration of vehicles on the subject property.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 61 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray
NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2009118 S (Council District 8):** A request for a change in zoning from "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District-1 to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District-1 with a Specific Use Authorization for a Hotel on 1.27 acres out of Lot 131, Block 1, NCB 18338, a portion of 23119 IH 10 West. Staff recommends approval.

Salah Diab, applicant, stated the purpose of this request is to allow for a hotel on the subject property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend approval

AYES: Gadberry, McFarland, J. Valadez, Myers, Martinez, Gray
NAY: None
RECUSED: Wright

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2009119 (Council District 5):** A request for a change in zoning from "MF-33" Multi- Family District to "C-2" Commercial District on Lot 281, NCB 6185, 110 Pendleton. Staff recommends denial.

Applicant/Representative not present.

Brenda Valadez, Case Manager, stated she been in contact with the applicant and did request for a continuance.

Staff stated there were 19 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 32 notices to the Planning Team. Staff also received an email expressing opposition from Nogalitos/South Zarzamora Community Plan.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend a continuance until September 1, 2009.

AYES: Gadberry, McFarland, Myers, Wright, Martinez, Gray
NAY: None
RECUSED: J. Valadez

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2009121 (Council District 10):** A request for a change in zoning from "R-6" Residential Single Family District to "C-2NA" Commercial, Nonalcoholic Sales District on Lot 42, Block 1, NCB 16464, 14207 Higgins Road. Staff recommends denial of "C-2NA" with an alternate recommendation of "R-6 S" with a Specific Use Authorization for a Daycare Center.

Kim Jefferies, representative, stated the purpose of this zoning change is to allow for a Daycare Center. She stated after meeting with City staff and the Homeowners Association she would like to amend her request from "C-2NA" to "R-6 S" to allow for a Daycare Center.

Staff stated there were 51 notices mailed out to the surrounding property owners, 6 returned in opposition of "C-2NA" but in support of "R-6 S" and 1 returned in favor and Northern Hills Homeowners Association and El Chaparral/Fertile Valley Neighborhood Associations are in opposition of "C-2NA" but in support of "R-6 S".

COMMISSION ACTION

The motion was made by Commissioner McFarland and seconded by Commissioner Wright to recommend approval of "R-6 S" for a Daycare Center.

AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray
NAY: None

THE MOTION CARRIED

11. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:54 p.m.

APPROVED:

Don Gadberry, Chairman

ATTEST:

Executive Secretary