

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
July 6, 2010**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

**Chair Wright stated Zoning Case No. Z2010115 will not be considered today as it has been withdrawn as per the applicant request.**

2. Roll Call.

**PRESENT: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava  
ABSENT: Christian, Anguiano, Tiller**

3. Approval of June 15, 2010 Zoning Commission Minutes.

**COMBINED HEARING:**

**4. ZONING CASE NUMBER Z2010096 CD (Council District 8):** A request for a change in zoning from “O-1 GC-1 MLOD-1” Office Gateway Corridor Military Lighting Overlay District, “C-2 GC-1 MLOD-1” Commercial Gateway Corridor Military Lighting Overlay District, “C-2 CD GC-1 MLOD-1” Commercial Gateway Corridor Military Lighting Overlay District with a Conditional Use for a Office Warehouse and Motel and “C-1 S GC-1 MLOD-1” Light Commercial Gateway Corridor Military Lighting Overlay District with a Specific Use Authorization for a restaurant, theater, and sales of alcoholic beverages incidental to consumption of food sales to “C-2 CD GC-1 MLOD-1” Commercial Gateway Corridor Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service on a 8.902 acre tract of land out of NCB 35733 and NCB 18337, on a portion of the 21400 Block of Interstate Highway 10 West. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Friends of Friedrich Wilderness Park is in favor.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava  
NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2010118 (Council District 10):** A request for a change in zoning from “R-6” Residential Single Family Airport Hazard Overlay District and “MF-33” Multi-Family Airport Hazard Overlay District to “C-2” Commercial Airport Hazard Overlay District on Lot 2, NCB 15723, 14526 Nacogdoches Road. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Spring Creek Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**  
**NAY: None**

**THE MOTION CARRIED**

6. **ZONING CASE NUMBER Z2010120 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-25” Multi-Family District and “C-2” Commercial District on Lot Cir 2, NCB 2569, 232 East Cevallos. Staff recommends approval.

John Jacks, representative, stated he would like to amend his request to “C-2NA”.

Staff stated there were 22 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 McFarland seconded by Commissioner Cole to recommend approval.

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

7. **ZONING CASE NUMBER Z2010090 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lot 10, Block 46, NCB 7106, 1402 West Olmos Drive. Staff recommends denial.

Jerry Arredondo, representative, stated the purpose of this request is to allow for a commercial business on the subject property.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from The Northwest Los Angeles Heights Neighborhood Association. Staff mailed 30 notices to the Planning Team and received 3 in opposition.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**

**NAY: None**

**THE MOTION CARRIED**

8. **ZONING CASE NUMBER Z2010109 CD (Council District 2):** A request for a change in zoning from "I-1" General Industrial Airport Hazard Overlay District to "RM-6 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lots 4A and 4B, Block 4, NCB 6338, 1615 East Crockett Street. Staff recommends approval.

Mark Johnson, representative, stated the purpose of this zoning change is to allow for a driveway for a Dollar General Store.

**The following citizen(s) appeared to speak:**

Charles English, representative Jefferson Heights Neighborhood Association, stated they strongly oppose this request as this would this negatively affect their community.

William Harper, stated he is in opposition of this request. He expressed concerns with the increase in traffic but most of all concerns with the quality of life.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Jefferson Heights Neighborhood Association is in opposition. Staff mailed 26 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2010111 S (Council District 9):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Check Cashing Facility on 0.034 of an acre out of Lot 16, Block 5, NCB 13747, 8521 Blanco Road, Suite #1. Staff recommends denial.

Applicant/Representative not present.

**The following citizen(s) appeared to speak:**

Charles Hamilton, representing Check N Go, stated the purpose of this change is to allow for a check cashing facility on the subject property. He stated they currently are in operation at a different location and are in the process of relocation to the subject property.

George DeBose, representing Wine Garden Realty, stated they currently own the subject property. He stated they are in support of Check N Go facility operating on the subject property. He stated the surrounding uses are commercial uses and does not feel the propose business would pose a threat to the community.

Carol Ross, representing Greater Harmony Hills Neighborhood Association, stated they strongly oppose this zoning change. She stated they are 4 existing check cashing facility in the neighborhood and feels this would pose a threat to the safety of the neighborhood.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Greater Harmony Hills Neighborhood Association is in opposition. Staff mailed 59 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2010112 (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4 and 5, Block 3, NCB 10050, 6646 San Pedro Avenue. Staff recommends approval.

Eric Madrigal, owner, stated he is requesting this change in zoning to allow for an art gallery on the subject property. He stated he has collected a petition from the surrounding property owners who express their support. He has also contacted the neighborhood association and has not received a response.

**The following citizen(s) appeared to speak:**

Diana Doria, President of Shearer Hill Neighborhood Association, stated they are in opposition of this request. She expressed concerns with the removal of "NA" as this would allow for the sales of alcohol. She stated their intent is to help protect and preserve their neighborhood.

Brian Krasiewski, Vice President of Shearer Hills Neighborhood Association, stated they strongly oppose this zoning request. He expressed concerns with the type of art that would be advertised at the proposed art gallery. He also expressed concerns with noise and light pollution.

Connie Boyle, stated she in opposition of this request. She expressed concerns with the "C-3" zoning designation that is being requested as this would allow for alcohol sales on the premises in the future.

James Smith, stated he would also like to express his opposition of this request. He does not feel an Art Gallery should allow for alcohol sales. He expressed concerns with the different events/activities that may be held at the propose gallery as this would generate noise and light pollution into the neighborhood.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Shearer Hill/Ridgeview and North Shearer Hills Neighborhood Associations. Staff mailed 75 notices to the Planning Team and received 1 in opposition.

**COMMISSION ACTION**

The motion was made by Commissioner Medina seconded by Commissioner Martinez to recommend a continuance until August 3, 2010

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2010113 (Council District 10):** A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 28, Block 2, NCB 12572, 1039 NE Loop 410. Staff recommends approval.

Brenda Valadez, Planner, presented case.

**The following citizen(s) appeared to speak:**

Larry Murphy, representing Crown Plaza Hotel, stated he is in support of this zoning request. He stated removing the "NA" designation would help improve the quality of life in the neighborhood.

John Lane, stated he is also in support of this request. He stated the proposed zoning change would not negatively affect the community as the surrounding uses are commercial uses.

Staff stated there were 11 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Oak Park/Northwood Neighborhood Association. Staff mailed 59 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2010117 S (Council District 8):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency on 0.2155 of an acre out of Lot 24, NCB 11625, 8203 IH 10 West.. Staff recommends denial.

Andy Guerrero, representative, stated the purpose of this request is to relocate the Pay Day Loan facility. He stated he has been in contacted Vance Jackson who have expressed there support in this request. He further stated he would like to amend his request to "C-3NA S".

**The following citizen(s) appeared to speak:**

Jack Nelson, stated the proposed business is not a pay day loan facility. He stated they do one type of product and that is the property tax financing to citizens that are delinquent on their property taxes.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Vance Jackson Neighborhood Association is in favor and no response from Mockingbird Hills Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Martinez seconded by Commissioner Myers to recommend approval of "C-3NA S" as amended by the applicant.

**AYES: Wright, McFarland, Valadez, Medina, Cole, Myers, Martinez, Nava**

**NAY: None**

**THE MOTION CARRIED**

13. Briefing on 1) an amendment to the Unified Development Code Section 35-209 Form Based Development, and 2) an amendment to the River North Zoning Site Plan to include a rezoning of multiple parcels and adoption of the River North Master Development Pattern Plan documents.

Andrea Giles, Interim Planning Manager, presented item.

14. There being no further business, the meeting was adjourned at 1:51 p.m.

APPROVED:

Susan Wright, Chair

ATTEST:

  
Executive Secretary

  
VICE-CHAIR