

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 1, 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: Wright, McFarland, Christian, Cole, Myers, Anguiano, Martinez, Tiller,
Nava**
ABSENT: Valadez

COMBINED HEARING:

3. **ZONING CASE NUMBER Z2010099 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Airport District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Airport District with a Conditional Use for a Professional Office on Lot 13, Block 7, NCB 9120, 303 West Mandalay Drive. Staff recommends approval.

Staff stated there were 32 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and Northmoor and Olmos Park Terrace Neighborhood Association are neutral. Staff mailed 61 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

4. **ZONING CASE NUMBER Z2010102 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “O-2 IDZ AHOD” Office Infill Development Zone Airport Hazard Overlay District on Lots 1 through 20, Block 82, NCB 192, 127 North Comal Street. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 8 returned in favor and Prospect Hill Neighborhood Association is in favor. Staff mailed 89 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. Approval of May 18, 2010 Zoning Commission Minutes.

INDIVIDUAL CONSIDERATION:

6. **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 he would like to request a two-week continuance.

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 Northwest Los Angeles Heights Neighborhood Association. Staff mailed 30 notices to the Planning Team. Staff received 3 emails expressing their opposition.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend a continuance until June 15, 2010.

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

NAY: None

THE MOTION CARRIED

Commissioner Martinez arrived at 1:18 p.m.

7. **ZONING CASE NUMBER Z2010101 (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 13, Block 5, NCB 13012, 4503 Duquesne. Staff recommends denial.

Andy Guerrero, representative, stated the purpose of this request is to allow for a beauty salon on the subject property. He stated he would like to amend their request to a Conditional Use to allow for a 2-chair beauty salon.

The following citizen(s) appeared to speak:

Rev. Joan Ahrens, stated they strongly oppose this proposal. She expressed concerns with commercial encroachment and the increase in traffic this salon would bring into the neighborhood.

Kathy Lopez, stated she is in opposition of this request. As stated by Rev. Ahrens, there is an existing traffic issue and allowing the salon would only increase the traffic in the neighborhood. She also expressed concerns with how this proposal would change the dynamics of their neighborhood.

Elizabeth Martinez, stated she does not support this request. She is concerned with how this request would significantly compromise the integrity of their residential neighborhood.

Richard Zamora, stated he would also like to express his opposition. He stated this would have a negative impact on their neighborhood. He also expressed concerns with the increase in traffic.

Arthur Gonzalez, stated he is in opposition. He stated there is an existing traffic issue and is concerned that this salon would only add to their problem.

Tom Cane, stated he strongly opposes this request. He stated he would like to maintain the residential character of their neighborhood. He also expressed concerns with the existing traffic issues due to the nearby commercial establishments.

Robert Garcia, stated he is also in opposition of this request as he feels this would only encourage more commercial encroachment into their neighborhood.

Staff stated there were 22 notices mailed out to the surrounding property owners, 7 returned in opposition and 1 returned in favor. Staff received 12 letters/emails outside the 200-foot radius expressing their opposition.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner Cole to recommend denial of Conditional Use as amended by the applicant.

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2010085 ERZD (Council District 9 and 10): A request for a change in zoning from multiple zoning districts to multiple zoning districts with the adoption and application of the Bulverde Road Preservation Corridor District (PC-1) on multiple lots located within the municipal boundary of the City of San Antonio and located within 300 feet of the outer right-of-way boundary line of Bulverde Road between Evans Road to the north and North Loop 1604 East to the south. Staff recommends approval.

Michael Taylor, Interim Senior Management Analyst, presented item.

The following citizen(s) appeared to speak:

Bob Bird, representing the Planning Team, stated they are in support of this proposal. He stated they have worked long and closely with staff on this proposal and feels this would help preserve their neighborhood.

Richard Barrett, member of Roseheart Homeowner's Association, stated they are in support of this request.

Michael DeNuccio, stated he had concerns with the building materials City Staff was recommending and since their last meeting, they have worked with the Planning Team and City Staff and reached an agreement.

Rob Killen, representing Yates property, stated they are in support of this proposal.

Staff stated there were 188 notices to owners of property that are included within the boundaries of the overlay district, 110 notices to owners of property within 200 feet of the proposed boundaries and 3 to the registered neighborhood association. Staff received 4 notices in favor and 5 notices returned in opposition and no official correspondence from the neighborhood associations.

COMMISSION ACTION

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

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

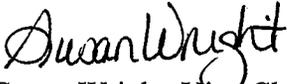
THE MOTION CARRIED

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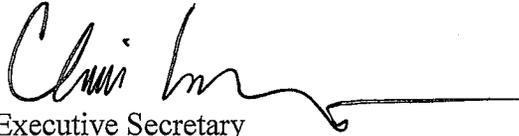
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9. There being no further business, the meeting was adjourned at 1:48 p.m.

APPROVED:


Susan Wright, Vice Chair

ATTEST:


Executive Secretary