

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
June 15, 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**

2. Roll Call.

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

**ABSENT:** Myers

3. Approval of June 1, 2010 Zoning Commission Minutes.

4. **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.

Ryan Hillner, 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 also received 3 emails expressing their opposition.

**COMMISSION ACTION**

The motion was made by Commissioner Medina seconded by Commissioner Cole to recommend a continuance until July 6, 2010.

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

**NAY:** None

**THE MOTION CARRIED**

5. ~~ZONING CASE NUMBER Z2010045 (Council District 3):~~ A request for a change in zoning from "H C-3 AHOD" General Commercial Mission Historic Airport Hazard Overlay District and "H C-3 AHOD MC-1" General Commercial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District to "H I-2 AHOD" Heavy Industrial Mission Historic Airport Hazard Overlay District and "H I-2 AHOD MC-1" Heavy Industrial Mission Historic Airport Hazard Overlay Roosevelt Avenue Metropolitan Corridor Overlay District on 0.725 of an acre out of NCB 7665, 1018 East Southcross Boulevard. Staff recommends denial.

Bebb Francis, representative, stated over the pass months he held a series of meetings with the Council Office and members of the various neighborhood organizations to discuss their proposal to resolve a number of issues.

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

Gerald Hess, President of South Central Alliance of Neighborhoods, stated they strongly oppose this zoning request.

Christel Villarreal, representing Highland Hills Neighborhood Association, stated they would like to express their opposition for this zoning change.

Hope Evans, represent the San Jose Neighborhood Association, stated they are in opposition of this request. She expressed concerns with the chrome platting activities at the facility.

Robert Jagwitz, Harlandale Independent School District Superintendent, stated they do not support the proposed zoning change. He stated they are concerned with the chrome platting activities that are currently being performed.

Bill Borderline, stated he would also like to express his opposition for this zoning request.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Mission San Jose and Riverside South Neighborhood Associations. Staff mailed 19 notices to the Planning Team. Staff also received a petition outside the 200 foot radius with 32 signatures expressing their opposition and Harlandale Independent School District Superintendent, Harlandale PTA President, South Central Alliance of Neighborhoods and San Antonio Mission National Historical Park Superintendent expressed their opposition

**COMMISSION ACTION**

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

**AYES:** Wright, McFarland, Valadez, Medina, Christian, Cole, Anguiano, Martinez, Tiller, Nava  
**NAY:** None

**THE MOTION CARRIED**

**6. 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.

James Griffin, representative, stated he would like to request a two-week continuance as they are finalizing their site plan.

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 Tiller seconded by Commissioner Cole to recommend a continuance until July 6, 2010.

**AYES:** Wright, McFarland, Valadez, Medina, Christian, Cole, Anguiano, Martinez, Tiller, Nava  
**NAY:** None

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2010104 (Council District 1):** A request for a change in zoning from "R-4 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "MF-18 NCD-5 AHOD" Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the west 16.5 feet of the north 88 feet of Lot 44 and the north 88 feet of Lots 45 and 46, Block 2, NCB 3103, 1042 West Lynwood. Staff recommends approval.

Applicant/Representative not present.

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

Everett Ives, stated he is in opposition of this request and he is concerned that this would allow for a duplex and become a rental unit. He stated he would like to maintain the single family residential character of the neighborhood.

Maryann Van Ness, stated she would like to express the same concerns as Mr. Ives stated. She stated this zoning request would threat their single family character.

Cosmia Colvin, President of Beacon Hill Neighborhood Association, stated they strongly oppose multi family development into their neighborhood. She stated their intent is to help enhance and preserve their community. She stated they held a neighborhood meeting and they vote in opposition of this zoning request.

Staff stated there were 30 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Beacon Hill and Keystone Neighborhood Associations. Staff mailed 16 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**8. 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 request a 30 day continuance.

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.

**COMMISSION ACTION**

The motion was made by Commissioner Medina seconded by Commissioner Cole to recommend a continuance until July 20, 2010.

June 15, 2010

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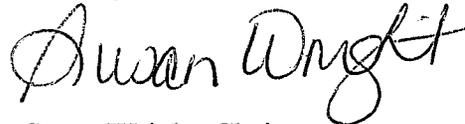
**AYES:** Wright, McFarland, Valadez, Medina, Christian, Cole, Anguiano, Martinez, Tiller,  
Nava

**NAY:** None

**THE MOTION CARRIED**

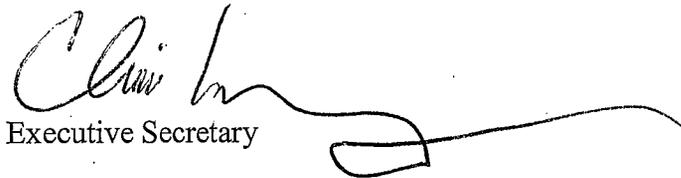
9. There being no further business, the meeting was adjourned at 1:51 p.m.

APPROVED:

A handwritten signature in cursive script that reads "Susan Wright".

Susan Wright, Chair

ATTEST:

A handwritten signature in cursive script, appearing to read "Clara", followed by a long horizontal flourish.

Executive Secretary