

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 16, 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, Valadez, Kelley, Cole, Myers, Anguiano, Martinez, Tiller, Nava
ABSENT: McFarland, Christian

3. Approval of March 2, 2010 Zoning Commission Minutes.

Chair Wright stated Zoning Case No. Z2010053 has been withdrawn as per the applicant's request.

COMBINED HEARING:

Commissioner Martinez was recused for the combined hearing cases.

4. **ZONING CASE NUMBER Z2010057 (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "BP AHOD" Business Park Airport Hazard Overlay District on 84.011 acres out of NCB 15683 on a portion of 12065 Bulverde Road. Staff recommends approval.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Oak Grove Estate Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, Valadez, Kelley, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2010061 CD (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 to "C-2 CD GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District with a Conditional Use for Storage - Outside (Open With No Screening Required) on Lot 1, Block 1, NCB 18336, 21195 Interstate Highway 10 West. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Friends of Friedrich's Wilderness Park.

COMMISSION ACTION

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

AYES: Wright, Valadez, Kelley, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010062 CD (Council District 2): A request for a change in zoning from "C-2" Commercial District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair on Lot 9, Block 9, NCB 18449, 5335 New Sulphur Springs. Staff recommends approval.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Pecan Valley Neighborhood Association. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, Valadez, Kelley, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010063 S (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency on Lots 18 and 19, Block 4, NCB 9795, 4818 Blanco Road. Staff recommends approval.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Shearer Hills – Ridgeview Neighborhood Association. Staff mailed 72 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, Valadez, Kelley, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2010065 (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 4.899 acres out of NCB 15299, 5300 Block of West Military Drive. 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 and no response from People Active in Community Efforts. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, Valadez, Kelley, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

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

Andrea Giles, Interim Planning Manager, presented item. She further stated the tables that have been provide showing the T4-1, T4-2, T5-1, T6-1 and T6-2, would be folded back into 209 so that it would be folded back into the Unified Development Code as a whole.

COMMISSION ACTION

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

AYES: Wright, Valadez, Kelley, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

10. **ZONING CASE NUMBER Z2010055 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lots 6 and 7, save and except a portion conveyed to the City of San Antonio recorded in Volume 3341, Page 462, Deed Records of Bexar County, Block 1, NCB 3381, 2011 Probandt Street. Staff recommends approval.

Kaelyn Guerrero, interpreter for Yolanda Rodriguez, owner, stated the purpose of this request is to allow for a beauty salon. She stated they have been in contact with Commissioner Anguiano as has visited with her surrounding neighbors and has collected a petition expressing support of her zoning request.

The following citizen(s) appeared to speak:

Joan A. Coy, stated she is in opposition of this request. She expressed concerns with the increase in traffic this proposed salon would bring into the neighborhood. She stated she has collected a petition expressing opposition from neighbors within 200 feet of the subject property as well as other supporting documents that reflect the existing problems with traffic.

Staff stated there were 29 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Lone Star Neighborhood Association. Staff mailed 84 notices to the Planning Team.

This item has been tabled

11. **ZONING CASE NUMBER Z2010056 S (Council District 2):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance on Lots 21 and 22, Block 2, NCB 12869, 801 Stutts Drive. Staff recommends approval with conditions.

Alondra Molina, owner, stated the purpose of this request is to allow for a truck service facility on the subject property. She stated they have met with representatives from Eastgate Neighborhood Association. She further stated they are in agreement with staff's conditions.

The following citizen(s) appeared to speak:

Carlos Molina, owner, stated he does not feel their proposal would have a negative impact on the community.

Elizabeth Cantu, owner, spoke in support of this request. She stated the surrounding uses are business and does not feel their trucking service facility would pose a threat to the community.

Sylvia Elguzabal, President of Eastgate Neighborhood Association, stated she they are in opposition of this request. She stated she has met with Mrs. Molina and explained that their intent is to beautify and preserve the neighborhood.

Jerelyne Williams, spoke in opposition. She stated she has lived in the neighborhood for 45 years and has seen how the neighborhood has deteriorated. She stated as part of the I10 East Corridor Plan, their intent is to preserve the neighborhood.

Staff stated there were 16 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Eastgate Neighborhood Association. Staff mailed 36 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, Wright, Valadez, Kelley, Cole, Myers, Anguiano, Martinez, Nava

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2010055 (Council District 3)

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner Kelley to recommend a continuance until April 20, 2010.

AYES: Wright, Valadez, Kelley, Cole, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

Commissioner Martinez was recused for this case.

13. **ZONING CASE NUMBER Z2010027 (Council Districts 1 and 2):** A request for a change in zoning from “MF-33” Multi-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3” General Commercial District, “O-2” High-Rise Office District, “I-1” General Industrial District, and “D” Downtown District to “FBZD T4-1” Form Based Zoning District Transect Zone 4-1, “FBZD T4-2” Form Based Zoning District Transect Zone 4-2, “FBZD T5-1” Form Based Zoning District Transect Zone 5-1, “FBZD T6-1” Form Based Zoning District Transect Zone 6-1, and “FBZD T6-2” Form Based Zoning District Transect Zone 6-2 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 on multiple properties 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 Giles, Interim Planning Manager, presented item.

The following citizen(s) appeared to speak:

Bebb Francis, representing Camden Medical Group, stated they are in support of this request, as this would allow flexibility in land use.

Barbara Witte-Howell, representing San Antonio Conservation Society, stated they are in support of this zoning change. She stated this zoning change has many provisions that are urban neighborhood and historic preservation friendly.

Gwen Edmondson, 404 N. Alamo, stated he would also like to express his support in this zoning request.

Dean Perry, stated his concern is with the constraints must be minimal and promote development rather than limited.

Staff stated there were 647 notices mailed out to the surrounding property owners, 4 returned in opposition and 22 returned in favor.

COMMISSION ACTION

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

AYES: Wright, Valadez, Kelley, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

RECUSED: Martinez

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2010059 S (Council District 5):** 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 2,103 square feet out of Lot 2, Block 6, NCB 9039, 3606 South Zarzamora Street. Staff recommends denial.

Cassandra Ortiz, representative, stated as mentioned staff has recommended denial therefore they would like to request a continuance to meet with staff and reach a consensus.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Quintana Community Neighborhood Association. Staff mailed 32 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, Wright, Valadez, Kelley, Cole, Myers, Anguiano, Nava

NAY: None

THE MOTION CARRIED

15. Discussion and possible action regarding San Antonio Water Systems (SAWS) presentations at Zoning Commission meetings.

Chair Wright stated SAWS provides recommendations on zoning cases that are over the Aquifer. Such recommendations are provided as part of the zoning agenda packets therefore SAWS representative would not have to present at Zoning Commission unless there are questions.

All commissioners agreed.

16. Director's Report: Notices and postage-paid return cards and City Council B Session - Commission Roles

Chris Looney, Planning Manager, briefed commission on notices and postage-paid return cards.

All commissioners agreed.

Chris Looney, Planning Manager, briefed commission on City Council B Session - Commission Roles.

All commissioners agreed.

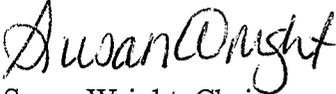
March 16, 2010

8

17. ADJOURNMENT.

There being no further business, the meeting was adjourned at 3:13 p.m.

APPROVED:


Susan Wright, Chair

ATTEST:


Executive Secretary