

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 2, 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, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller, Nava

ABSENT: Martinez

COMBINED HEARING:

3. **ZONING CASE NUMBER Z2010041 S (Council District 1):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “R-5 AHOD” Residential Single Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-3NA S AHOD” Commercial Non-alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus, and “I-1 S” General Industrial District with a Specific Use Authorization for Metal Products Fabrication on multiple properties generally located along West Avenue, bound by Jackson-Keller Road to the north and IH-10 to the south. 819 Venice Street, 3103 West Avenue, 5032 West Avenue. Staff recommends approval pending Plan Amendment.

Staff stated there were 66 notices mailed out to the surrounding property owners, 6 returned in opposition and 1 returned in favor and no response from Northwest Los Angeles Heights, Dellview Area and North Central Neighborhood Associations. Staff mailed 29 notices to the Greater Dellview Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

4. **ZONING CASE NUMBER Z2010049 HS (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "HS RM-4 AHOD" Historic Significant Residential Mixed Airport Hazard Overlay District on the east 153.2 feet of the north 128 feet of Lot D, NCB 6399, 403 St. Anthony Avenue. Staff recommends approval.

Staff stated there were 37 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor and no response from Denver Heights Neighborhood Association. Staff mailed 29 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. Approval of February 16, 2010 Zoning Commission Minutes.

INDIVIDUAL CONSIDERATION:

6. **ZONING CASE NUMBER Z2010051 (Council District 2):** A request for a change in zoning from "R-4" Residential Single-Family District to "C-2" Commercial District on Lots 13, 14, 15, 23, 24, 25, 26, 28, Block 28, NCB 10329, 1815 and 1835 Hammond Avenue. Staff recommends denial.

Applicant/Representative not present.

The following citizen(s) appeared to speak:

Dan Martinez, representing Eastern Triangle, stated they have met with the applicant and are in support of the proposed zoning change however the applicant did not present them with the site plan therefore he would like to request a continuance be granted so that Eastern Triangle may contact the applicant to view the site plan.

Staff stated there were 44 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Artesia Community Guild. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010054 CD S (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "H MF-33 AHOD" Multi-Family Mission Historic Airport Hazard Overlay District, "H C-2 AHOD" Commercial Mission Historic Airport Hazard Overlay District, "H C-3 AHOD" General Commercial Mission Historic Airport Hazard Overlay District, "H C-3 R AHOD" General Commercial Restrictive Alcohol Sales Mission Historic Airport Hazard Overlay District, "H C-3NA AHOD" General Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay District to "H R-6 AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District, "H MF-18 AHOD" Multi-Family Mission Historic Airport Hazard Overlay District, "H MH AHOD" Manufactured Housing Mission Historic Airport Hazard Overlay District, "H NC AHOD" Neighborhood Commercial Mission Historic Airport Hazard Overlay District, "H C-1 AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "H C-1 S AHOD" Light Commercial Mission Historic Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot, "H C-1 CD AHOD" Light Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for Night Club, "H C-2 AHOD" Commercial Mission Historic Airport Hazard Overlay District, "H C-2 CD AHOD" Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for a Stone Monument - Retail and Wholesale, "H C-2 CD AHOD" Commercial Mission Historic Airport Hazard Overlay District with a Conditional Use for an Auto Body & Paint Shop, and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Auto Body & Paint Shop on properties fronting on a segment of Mission Road bound by East Southcross to the north and East Huff to the south. Staff recommends approval pending Plan Amendment.

Brenda Valadez, Case Manager, presented item.

The following citizen(s) appeared to speak:

Bill Minor, 2919 Mission Road, representing the church across the street from the existing bar, stated they clean up every morning all the debris such as drug paraphernalia and other rubbish that are left behind by the bar customers.

Staff stated there were 120 notices mailed out to the surrounding property owners, 4 returned in opposition and 3 returned in favor and no response from Mission San Jose and Riverside South Neighborhood Association. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner McFarland to recommend approval including the amendment by staff of "C-1" for 2908 Mission Road.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Tiller, Nava

NAY: None

RECUSED: Anguiano

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2010031 CD S (Council District 1 and 7):** A request for a change in zoning from "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a communication transmission tower, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2NA CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for storage of vehicles awaiting repair, "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Contractor Facility, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Electric Repair-Heavy Equipment, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Uniform Supply, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Noncommercial Parking Lot, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Convenience Store with Gasoline, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for an Office Warehouse, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Secondhand Merchandise Retail, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Appliance Retail, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Food Service Equipment Supply, "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Janitorial Service, "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District, "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Office, "R-5 CD AHOD" Residential Single-Family Airport Hazard

Overlay District with a Conditional Use for an Office, "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Day Care Center, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on multiple properties generally located within approximately 400 feet of the center line of West Avenue, bound by IH-10 to the north and Hildebrand Avenue to the south. Staff recommends approval pending plan amendment to be considered by the Planning Commission on February 24, 2010.

Jacob Floyd, Case Manger, presented item.

The following citizen(s) appeared to speak:

Teresa Berlanga, 1840 San Monica, expressed concerns with how this change would affect her property.

Harry Hooker, business owner, stated the zoning designation on his property would change to "C-1" and is concerned with the limitations this designation would have on his building.

Nick Prater, representing Bob Weik, business owner at 2014 West Avenue, stated his client has owned the property for 40 years. The property is and has been zoned "I-1" and has operated an electrical contracting company. He stated he has been in contact Patricia Doria, the neighborhood representative, who stated she would be in contact with Mr. Greenup in Councilwoman Cisneros Office and request that 4 properties be exempt from this proposed zoning change.

Al Hernden, 910 West Avenue, business owner, stated he is in opposition of this request. He is concerned with the negative impact this proposed zoning change would have on his business. He stated should these businesses be forced to vacate he feels the increase in crime and graffiti would rise.

Greg Smith, 2013 West Avenue, business owner, stated they currently have a plumbing business and have been in operation since 1954. He further stated their current zoning designation is an "I-1" and would like to maintain their current zoning designation.

David Triplett, expressed the same concerns. He stated this proposed change would prohibit the existing land use of the business that are in operation and have been for numerous years in this area. Therefore, he would like to request this proposed zoning change be adjusted in such a way that would allow the existing land use.

Jose Torres, property owner of 601 and 902 West Avenue, stated he currently operates an auto repair business and would like to maintain their existing zoning designation.

Patricia Doria, President of Los Angeles Heights-Keystone Neighborhood Association, stated they have met and discuss the proposed zoning changes and do support such changes however she would like to request certain properties be exempt from this zoning change. She stated their intent is to preserve and beautify their neighborhood.

Robert Rios, stated his father owner a bar in the area and they had plans of removing the bar with the intent of building condominiums and were denied so they have continued with the bar. He stated he would like to know should this change be granted, would they now be able to convert the bar into multi family development or would have to continue operating a bar.

Angela Maxwell, 1805 Santa Barbara, stated is concerned how, if any, would this zoning change affect her property values.

Staff stated there were 425 notices mailed out to the surrounding property owners, 28 returned in opposition and 4 returned in favor and Los Angeles Heights-Keystone Neighborhood Association is in favor. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

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

**AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller,
Nava**

NAY: None

THE MOTION CARRIED

Commissioner Kelley and Commissioner Christian left.

9. Briefing on the forthcoming River North rezoning case and Form Base Zoning District UDC amendment.

Andrea Giles, Interim Planning Manager, presented item.

10. Briefing and discussion of recently enacted Rule Interpretation Decisions (RID's).

Andrew Spurgin, Planning Manager, presented item.

11. Consideration and possible action on a resolution related to rezoning case notification procedures.

Chris Looney, Planning Manager, presented item.

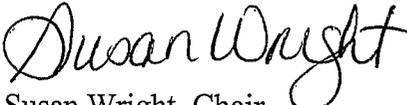
COMMISSION ACTION

All commissioners were in agreement of the resolution as presented and was signed by Chair.

12. ADJOURNMENT.

There being no further business, the meeting was adjourned at 4:07 p.m.

APPROVED:


Susan Wright, Chair

ATTEST:


Executive Secretary