

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 4, 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, Christian, Cole, Myers, Anguiano, Martinez, Tiller

ABSENT: Kelley, Nava

3. Approval of April 20, 2010 Zoning Commission Minutes.
4. **ZONING CASE NUMBER Z2010090 (Council District 1):** A request for a change in zoning from “R-4” Residential Single-Family Airport Hazard Overlay District to “NC” 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 continuance until June 1, 2010.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 30 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Myers to recommend a continuance until June 1, 2010.

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2010050 (Council District 8):** The request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Military Lighting Overlay District and “R-20 MLOD-1” Residential Single-Family Military Lighting Overlay District to “I-2 MLOD-1” Heavy Industrial Military Lighting Overlay District on Lots 18, 19, 20, 21, 22, 23, 24, 50, 51, the north irregular 110.6 feet of 17 and the east 16 feet of 25, NCB 35733, 21120, 21105 Milsa Drive and 7193 Heuermann Road. Staff recommends denial.

Jerry Arredondo, representative, stated he would like to amend his request as follows: "I-2" to "I-1MLOD" on NCB 35733, Lot 18, 19, 20 and the north irregular 110.6 feet of 17 on IH 10 West Taylor Annexation. The next property would be from "I-2" to "I-1 MLOD" on NCB 35733, Lot 22, 23, 24 and east 16 feet of 25, IH 10 West Taylor Annexation as known as 21120 Milsa Street. Also, from "I-2" to "L S MLOD" for a Contractor's Facility on NCB 35733, Lot 50 and 51, IH 10 West Taylor Annexation as known as 21105 Milsa Street. He stated they have met with the neighborhood association and have agreed on the following conditions. That there be no outdoor speakers, there is an existing crane and the crane would remain in the downward position during hours of non-operation, except during emergencies. In addition, that there be no planting of exotic species and that an 8-foot solid wooden fence be erected to serve as a noise buffer.

The following citizen(s) appeared to speak:

Francine Romero, representing Friends of Friedrich Wilderness Park, stated they have met with the representative and are in support.

Vera Salvatore, owner, stated their intent is to make existing land uses conforming.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Friends of Friedrich Wilderness Park.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010060 CD (Council District 2): The request for a change in zoning from "H C-2 AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "H C-2 CD AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Funeral Home on Lots 17 and 18, Block 17, NCB 569, 1533 East Houston Street. Staff recommends approval.

Applicant/Representative not present.

Staff stated there were 41 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and Dignowity Hill Neighborhood Association is in opposition. Staff mailed 25 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Commissioner Valadez arrived at 1:29 pm

7. ZONING CASE NUMBER Z2010094 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital - Small Animal (No Outside Runs, Pens and Paddocks Permitted) and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body - Repair With Outside Storage Of Vehicles and Parts Permitted But Totally Screened From View Of Adjacent Property Owners and Public Roadways on Lot 19 and the south irregular 40.01 feet of Lot 20, Block 239, NCB 8802, 804 West Avenue; Lots 18 through 22, Block 139, NCB 8814, 2014 West Avenue and 1831 West Wildwood. Staff recommends approval.

Jacob Floyd, Case Manager, presented item.

The following citizen(s) appeared to speak:

Nick Prader, representative, stated he has met with City staff to further discuss this rezoning request and are in support of this request.

Roberto Hinkson, representing 804 West Avenue, stated this facility is a veterinarian clinic and has been in operation for over 40 years. He stated he is in support of this proposed rezoning.

Staff stated there were 76 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from Keystone and Northwest Los Angeles Neighborhoods Associations. Staff mailed 21 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, Christian, Cole, Myers, Anguiano, Martinez, Tiller
NAY: None

THE MOTION CARRIED

8. Public hearing and consideration of amendments to Chapter 28 of the City Code related to on-premises digital signs.

Andrew Spurgin, Planning Manager, presented item.

The following citizen(s) appeared to speak:

June Kachtik, stated she support this amendment as this would have control on the brightness and spacing requirements.

Barbara Hall, representing San Antonio Conservation Society, stated they are support.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner Valadez to recommend approval as presented.

(A verbal vote was taken)

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

THE MOTION CARRIED

9. Public hearing and consideration of amendments to Chapter 35 of the City Code to establish a "MSAO" Military Sound Attenuation Overlay District.

Chris Looney, Interim Asst. Director, presented item.

The following citizen(s) appeared to speak:

Jim Cannizo, representing Camp Bullis, stated they are in support of this amendment.

Michael Moore, expressed concerns that this ordinance is over reaching.

Brenda Kelly Rowe, President of Real Estate Council, expressed concerns with this amendment as she feels it needs review more thoroughly. She stated there are still several critical issues that have not been properly evaluated.

Bill Peters, expressed concerns with this amendment as stated by Ms. Rowe, he feels this item need to be reviewed thoroughly prior to moving forward.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Myers to recommend a continuance until May 18, 2010.

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

NAY: Valadez

RECUSED: Wright

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2010088 (Council District 8):** The request for a change in zoning from "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District to "MF-18 MLOD-1" Multi-Family Military Lighting Overlay District on 12.80 acres out of NCB 14890, 5600 and 5800 Block of UTSA Boulevard. Staff recommends approval.

Danny Pelaez, representative, stated the purpose of this zoning change is to allow for multi family development mainly for UTSA students. He stated this case was presented on April 20, 2010 and requested a continuance to meet with the surrounding property owners to address their concerns. He stated he does not feel this development would pose a threat to the community, as the adjacent properties are multi family development.

The following citizen(s) appeared to speak:

Camilio Sanchez, stated he is in support of this request. He stated as the enrollment at UTSA has grown he has seen more and more students moving into their single-family residential community and feels this multi family development would alleviate that problem.

Chris Russ, stated he is in favor. As mentioned by Mr. Sanchez, students have gradually moved into their neighborhoods. He stated this type of development is needed. He stated this development would not increase traffic being that the proposing housing unit is directly across from UTSA.

Joe Nix, traffic engineer for this project, stated he conducted the traffic study and did not find that this development would increase traffic. He stated this development is directly across from UTSA, which students would be walking to school and/or utilize the shuttle services that are provided.

Ivan Friedman, stated he does not support another multi family housing project. He also expressed concerns with the increase in traffic this project would bring into the neighborhood. He expressed concerns with the trees that have been and are still being removed for this development.

Celina Ticano, expressed concerns various existing multi family housing units in the area. She stated the existing apartment complexes have not been filled and does not feel another complex would be necessary.

Tjwana Schaster, stated she manages an apartment complex and her housing unit is not filled and does not feel another apartment complex would good for the community.

Gil Garza, stated he is in opposition with this zoning request. He expressed concerns with the neighborhood being overcrowded by multi family development. He is concerned with the increase in crime as well as the increase in traffic.

Kani Nichols, stated her neighborhood has roughly 75 homes and they are concerned with the increase in crime, noise pollution and the increase in traffic. She stated the existing apartment complexes have plenty of vacancies and does not feel this type of development is not needed.

Stephanie Dwyer, stated she is in opposition. She expressed concerns with the increase in traffic and crime.

Melissa Lauer, Prêsidnt of Hill Country Homeowners Association, stated they would like to also express their opposition. She also expressed concerns with the negative impact this development would have on their property values.

Mary Richardson, stated she is also in opposition. She stated she supports new development but not multi family. She expressed concerns with the increase in crime in the neighborhood.

Megan Sweeney, stated she is in opposition. She stated she manages an apartment complex in this area and as stated by the previous speakers the existing apartment complexes are not filled. She stated she has been in contact with UTSA representatives and they have not sent any students to them for housing therefore she feels stated she another apartment complex would be necessary.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Regency Meadow Association. Staff received a response from Woodthorn Homeowners Association expressing their opposition as well as 2 emails outside the 200 foot radius expressing opposition.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner McFarland to recommend denial.

AYES: McFarland, Myers, Tiller

NAY: Wright, Valadez, Christian, Cole, Anguiano, Martinez

THE MOTION FAILED

COMMISSION ACTION

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

AYES: Wright, Valadez, Christian, Cole, Myers, Anguiano, Martinez

NAY: McFarland, Tiller

THE MOTION CARRIED

11. Public hearing and consideration of proposed recommendations from the Historic Preservation Strategic Plan including amendments to Chapter 35 of the Municipal Code, Unified Development Code, regarding changes to various articles including Article I, Purpose and Scope; Article III, Zoning; Article IV, Procedures; Article VI, Historic Preservation and Urban Design; Article VIII, Administrative Agencies; and Appendices A, B and C.

Shanon Wasielewski, Historic Preservation Officer, presented item.

The following citizen(s) appeared to speak:

Virginia Van Cleave, representing San Antonio Conservation Society, stated they are in support of this UDC amendment.

Commissioner Myers left at 4:16 pm

COMMISSION ACTION

The motion was made by Commissioner Christian seconded by Commissioner Martinez to recommend a continuance until May 18, 2010.

AYES: Wright, McFarland, Valadez, Christian, Cole, Anguiano, Martinez, Tiller

NAY: None

THE MOTION CARRIED

May 4, 2010

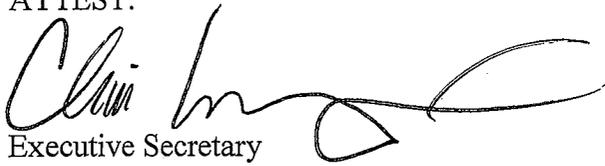
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12. There being no further business, the meeting was adjourned at 4:19 p.m.

APPROVED:


Susan Wright, Vice Chair

ATTEST:


Executive Secretary