

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 1, 2011**

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: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar,
C. Martinez, McNealy, Nava**

ABSENT: Clancy

3. Approval of October 18, 2011 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011196 (Council District 5):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 30 and Lot 31, Block 6, NCB 2137, 1919 and 1921 Lyons Street. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 returned in favor and no response from neither Gardendale nor Prospect Hill Neighborhood Associations.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar, McNealy

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011203 (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Parcel 2, NCB 17636 on a portion of the 10400 Block of Culebra Road. Staff recommends approval.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Mountainview Acres Coalition.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar, McNealy

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011209 (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Tract 8, NCB 11619, 7314 Oak Manor Drive. Staff recommends approval.

Staff stated there were 65 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Oakdell Council of Co-Owners.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar, McNealy

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011213 (Council District 3): A request for a change in zoning from "H I-1 AHOD RIO-5" Mission Historic General Industrial Airport Hazard Overlay District River Improvement Overlay District-5 to "H C-2 AHOD RIO-5" Mission Historic Commercial Airport Hazard Overlay District River Improvement Overlay District-5 on Lot 21, NCB 7665 save and except the north 3 feet, 1007 East Southcross Boulevard. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from neither Riverside South nor Mission San Jose Neighborhood Associations.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar, McNealy
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

8. **ZONING CASE NUMBER Z2011194 S ERZD (Council District 9):** A request for a change in zoning from “C-3 ERZD MLOD” General Commercial Edwards Recharge Zone Military Lighting Overlay District to “C-3 S ERZD MLOD” General Commercial Edwards Recharge Zone Military Lighting Overlay District with a Specific Use Authorization for a Car Wash on Lot 27, Block 10, NCB 17600, 21040 North US Hwy 281. Staff recommends approval.

Kevin Love, representative, stated he is requesting this change in zoning to allow for a car wash on the subject property. He further stated the car wash is designed to have 50% water recycle.

Michael Escalante, SAWS representative, stated they have visited the site and recommend approval with 59% impervious cover.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar, McNealy,
Nava

NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2011135 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a conditional use for mini-storage units to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 34, Block 18, NCB 8280 together with that portion of Colby Street adjacent to and north of Lot 34 abandoned by Ordinance No. 98915 of the City of San Antonio (also known as P-100 by the Bexar County Appraisal District), Lot 49, Block 18, NCB 8280, and Lots 15 through 24, Block 17, NCB 8284, 414, 418 and 422 North General McMullen Drive. Staff recommends denial.

Jose Gallegos, representative, stated the purpose of this zoning request is to allow tattoo parlor on the subject property. He stated they have agreed to prepare covenants that would prohibit any alcohol sales business. He stated he would like to add that Westside Economic Development Summit has recently recognized North General McMullen as a business corridor

The following citizen(s) appeared to speak:

Henry Rodriguez, stated he is in support of this request as the surrounding uses are commercial uses and does not feel this would hinder the community.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and staff received a letter expressing opposition from Loma Vista Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Flores seconded by Commissioner Nava to recommend denial.

AYES: Tiller, McFarland, Ornelas, Flores, McNealy, Nava

NAY: Christian, D. Martinez, Salazar, C. Martinez

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2011200 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 19, Block 17, NCB 3775, 1802 Culebra Road. Staff recommends approval.

Applicant/Representative was not present.

Staff stated there were 38 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from neither Prospect Hill nor Woodlawn Lake Neighborhood Associations.

COMMISSION ACTION

The motion was made by Commissioner Flores seconded by Commissioner Martinez to recommend a continuance until January 17, 2012.

AYES: Tiller, Flores, Christian, Salazar, C. Martinez, McNealy, Nava

NAY: McFarland, Ornelas, D. Martinez

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2011204 (Council District 3): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 9, 10, 11 and the south 11.55 feet of Lot 8, Block 3, NCB 9475, 7222, 7226 and 7230 Briar Place. Staff recommends denial, with an alternate recommendation of "O-1" Office District.

James Griffin, representative, stated the purpose of this request is to allow for the expansion of the existing dental office. He stated he has met with the Council office as well as the neighborhood association who have expressed their support in this case.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Harlandale Park Neighborhood Association is in support.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar, C Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2011182 CD (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 16 residents on Lot 8, Block 1, NCB 11500, 208 Hope Drive. Staff recommends denial.

Christopher Shahan, representative, stated they are requesting this change in zoning to allow an adult assisted living facility to allow for up to 12 residents. He stated he has redesigned the facility to accommodate and meet the handicap accessible requirements. He further stated he has passed all inspections such as fire, plumbing, electrical and has met City Code.

The following citizen(s) appeared to speak:

Ruben Sanchez stated he does not support the proposed request as he has concerns with existing unlicensed adult assisting living facilities that are currently in operation. He is concerned with previous incidents where residents from the existing facilities have been found to wander off the premises. He expressed safety concerns of the neighboring residents.

Henry Rodriguez, stated he supports this request. He stated the applicant has complied with both State and City Codes and feels this would be good for the community.

Staff stated there were 16 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Woodlawn Hills Neighborhood Association is in opposition.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Ornelas, Flores, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2011207 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 39 and Lot 40, Block 14, NCB 8253, 4527 West Commerce Street. Staff recommends approval.

Applicant/Representative not present.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Flores seconded by Commissioner C. Martinez to recommend a continuance until November 15, 2011.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2011211 (Council District 4):** A request of Rick Thompson, Applicant, for Harlandale Housing Corporation (Barrett Moursund, President), Owner(s), for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 2 and 3, NCB 8947, 2211 and 2221 Southwest Military Drive. Staff recommends approval.

Rick Thompson, applicant, stated the purpose of this zoning change is to allow for a Popeye's Restaurant be developed on the subject property. He stated the surrounding uses are restaurant establishments and does not feel this request would have a negative impact. He further stated he would like to request a continuance to redesign his site plan to comply with the 35-foot front set back.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Tierra Linda Neighborhood Association. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Salazar seconded by Commissioner C. Martinez to recommend a continuance until November 15, 2011.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy, McNealy

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2011214 (Council District 3): A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District on 72.546 acres out of NCB 10915 on the south side of Southeast Loop 410, between Southton Road and US Highway 181 South. Staff recommends approval pending plan amendment.

Brian Crowell, representative, stated his client is requesting this change in zoning to allow produce and food product wholesale, warehousing and truck parking. He stated this projects primary access would be on 410 to avoid traffic issues. He further stated on October 26, 2011 he presented his plan amendment to Planning Commission, which was approved.

The following citizen(s) appeared to speak:

Caroline Rodriguez, stated she would like clarification on whether a buffer would be erected and what type of buffer.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

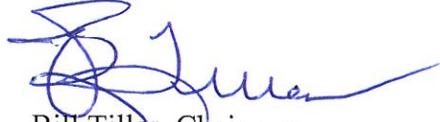
AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

16. There being no further business, the meeting was adjourned at 2:39 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "Bill Tiller", with a long horizontal flourish extending to the right.

Bill Tiller, Chairman

ATTEST:

A handwritten signature in blue ink, consisting of stylized initials that appear to be "JPT".

Executive Secretary