

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 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: Tiller, Ornelas, Christian, Cole, Myers, Anguiano, Martinez
ABSENT: Wright, McFarland, Nava

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

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2010164 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Multi-Family Airport Hazard Overlay District on Lot 2, NCB 194, 619 Marshall Street. Staff recommends approval pending plan amendment.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Five Points Neighborhood Association. Staff mailed 24 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Tiller, Ornelas, Christian, Cole, Myers, Anguiano, Martinez
NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011005 (Council District 2):** A request for a change in zoning from “I-1 RIO-1 AHOD” General Industrial River Improvement Overlay-1 Airport Hazard Overlay District to “C-2 IDZ RIO-1 AHOD” Commercial Infill Development Zone River Improvement Overlay-1 Airport Hazard Overlay District on 5.408 acres out of NCB 6294 and 6295, 2201, 2203, 2303 and 2311 Broadway. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor no response from Westfort Alliance Neighborhood Association. Staff mailed 17 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011007 S (Council District 8): A request for a change in zoning from “R-6 MLOD” Residential Single-Family Military Lighting Overlay District to “R-6 S MLOD” Residential Single-Family Military Lighting Overlay District with a Specific Use Authorization for a licensed child care facility on Lot 60, Block 25, NCB 16770, 12322 Mapletree. Staff recommends approval with conditions.

Staff stated there were 34 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor and Tanglewood Resident’s Association is in favor. Staff mailed 43 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

7. ZONING CASE NUMBER Z2010157 CD ERZD (Council District 8): A request for a change in zoning from “C-3NA CD ERZD” General Commercial Nonalcoholic Sales Edwards Recharge Zone District with a Conditional Use for Outside Storage with Screening to “C-2 CD ERZD” Commercial Edwards Recharge Zone District with a Conditional Use for a Cabinet/Carpenter Shop on Lot 19, Block 2, NCB 17616, 13338 Western Oak Drive. Staff recommends approval.

Trent Stein, owner, stated the purpose of this zoning change is to allow for a cabinet making facility on the subject property.

The following citizen(s) appeared to speak:

Leah Flores, representing the citizens within the 200 square foot radius, stated they are in opposition of this request. She expressed concerns with noise pollution, hours of operation as well as increase in traffic flow in the neighborhood.

Staff stated there were 26 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Fieldstone Homeowner's Association.

COMMISSION ACTION

The motion was made by Commissioner Christian seconded by Commissioner Anguiano to recommend approval of "C-2NA CD".

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

NAY: Ornelas

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2011004 ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District and "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Military Lighting Overlay District to "O-1.5 MLOD-1" Mid-Rise Office Military Lighting Overlay District and "O-1.5 ERZD MLOD-1" Mid-Rise Office Edwards Recharge Zone Military Lighting Overlay District on 2.243 acres out of P-26, NCB 14861 on a portion of the 6900 Block of West Hausman Road. Staff recommends denial.

K. Grace Ramos, representing the owner, stated they are requesting a two-week continuance so they may meet with the surrounding property owners. She further stated they have been in contact with an attorney to prepare restrictive covenants which will be presented at the regularly scheduled hearing.

The following citizen(s) appeared to speak:

Mike DeNuccio, representing Norman Woldhagen, stated they are in opposition of this request however they do support the two-week continuance requested by the representative. He stated he is the attorney that is currently working with the applicant on the restrictive covenants.

Staff stated there were 10 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor no response from Maverick Creek Homeowner's Association and received a letter in support from Woodthorn Homeowner's Association. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner Christian to recommend a continuance until December 7, 2010.

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2010142 S (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Payday Loan Agency on 0.291 of an acre out of NCB 8666, 835 Southeast Military Drive. Staff recommends approval.

Patrick Christensen, representing the owner, stated he has met with the various neighborhoods and have reached agreement therefore he would like to amend his request to "C-3".

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Mission San Jose and Harlandale Park Neighborhood Association and South Central Alliance Neighborhood Association is in opposition of the Specific Use for a Pay Day Loan facility however they are in support of "C-3" zoning request. Staff mailed 15 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner Martinez to recommend approval of "C-3".

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2010150 (Council District 9):** A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "MF-18 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District on Lot 13, Block 2, NCB 6090, 246 Pershing Avenue. Staff recommends approval.

Pedro Vega, Case Manager, stated the owner mailed staff letter requesting a two-month continuance on this case.

Staff stated there were 42 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor no response from Mahncke Park Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Myers to recommend denial of the two month continuance request.

MOTION WITHDRAWN

A motion was made by Commissioner Cole and seconded by Commissioner Myers to recommend a continuance until January 18, 2011.

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2011010 (Council District 1 and 7):** A request for a change in zoning from multiple zoning districts to multiple zoning districts to add the Woodlawn Lake Neighborhood Conservation District-8 on multiple lots generally bound by Woodlawn Street to the north, Zarzamora Street to the east, Culebra Road to the south, and Bandera Road and St. Cloud Street to the west. Staff recommends approval.

Gary Edenburn, Case Manager, presented item.

The following citizen(s) appeared to speak:

Alejandro Soto, President of Woodlawn Lake Community Association, stated they are in support of this request. They feel this would help protect and preserve their neighborhood.

Alonzo Austin, stated he is new to the neighborhood and would like this case be continued to have more time to review how this would affect the neighborhood.

Annette Lopez, stated she is in opposition of this request. She expressed concerns with the notification process as they were never notified of the previous neighborhood meeting and feels this case needs to be further reviewed.

Sylvia Villarreal, stated she is also in opposition of this request. She also stated she was never invite nor notified of the numerous neighborhood meetings.

Eduardo Salinas, stated he is in opposition. He stated he was never aware of the neighborhood associations or meetings. He expressed concerns with how this would affect their property values.

Pamela Martinez, stated she lives within the proposed boundaries and attended the neighborhood meetings and does recall that at the end of each meeting this proposal was announced and was encourage to participate. She stated she supports this proposal as this would help protect their neighborhood.

Staff stated there were 1704 notices mailed out to the surrounding property owners, 11 returned in opposition and 14 returned in favor and Monticello Neighborhood Association is in support and Jefferson Neighborhood Association submitted a letter expressing their support. Staff received 5 calls expressing support and 3 calls expressing opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

12. There being no further business, the meeting was adjourned at 2:57 p.m.

APPROVED:



Billy Tiller, Vice Chair

ATEST:



Executive Secretary