

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
November 2, 2010**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> 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, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller,  
Nava**

**ABSENT: Christian**

3. Approval of October 19, 2010 Zoning Commission Minutes.

**REQUEST FOR CONTINUANCES:**

4. **ZONING CASE NUMBER Z2011003 (Council District 3):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819 on multiple properties generally bound by Greer Street, Channing, South Gevers Street, South Mittman Street. Staff recommends approval.

Cassandra Ortiz, representative, stated she would like to request a two-week continuance to meet with the surrounding property owners to address any concerns they may have.

Staff stated there were 77 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor no response from Southeast Citizens Committee and Highland Park Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner Martinez to recommend a continuance until November 16, 2010.

**AYES: Wright, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava**

**NAY: None**

**THE MOTION CARRIED**

**ZONING CASE NUMBER Z2011001**

Grant Gaines, representative, stated he would like to amend his request to from “C-2 AHOD” to “C-2NA AHOD”

**COMBINED HEARING:**

**5. ZONING CASE NUMBER Z2010159 (Council District 2):** A request for a change in zoning from “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District and “MF-50” Multi-Family District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District and Multi-Family units not to exceed 70 per acre on Lots 1 through 8; Lots 23 and 24; the east 36.05 feet of Lot 9 and the east 36.05 feet of Lot 22, Block 19, NCB 976, 1915 and 1921 Broadway. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor no response from Government Hill Alliance Association. Staff mailed 15 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2010161 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “R-4 AHOD CD” Residential Single Family Airport Hazard Overlay District with a Conditional Use for an Antique Store on the South 132.5 feet of Lot 9, Block 59, NCB 7193, 1106 and 1108 Fresno Drive. Staff recommends approval.

Staff stated there were 37 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Northwest Los Angeles 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, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2010163 S (Council District 3):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3R AHOD" Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD S" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment (Without cover charge 3 or more days per week) on Lot 4, Block 6, NCB 9486, 910 S. E. Military Drive. Staff recommends approval.

Staff stated there were 56 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Harlandale Park Neighborhood Association. Staff mailed 17 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2011001 (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reserve Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1 and 2, Block 6, NCB 10879, 3803 and 3839 Lyster Road. Staff recommends approval.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor no response from Highland Forest or Highland Hills Neighborhood Associations.

**COMMISSION ACTION**

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

**AYES: Wright, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava**  
**NAY: None**

**THE MOTION CARRIED**

9. **ZONING CASE NUMBER Z2011002 S (Council District 2):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Bulk Plant or Terminal on 6.849 acres out of Lot 7, NCB 12201 on a portion of 4312 North Interstate 35. Staff recommends approval.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor no response from East Terrell Hills Neighborhood Association.

#### **COMMISSION ACTION**

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

**AYES: Wright, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava**

**NAY: None**

#### **THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION:**

10. **ZONING CASE NUMBER Z2010114 ERZD (Council District 10):** A request for a change in zoning from "C-2 ERZD" Commercial Edward Recharge Zone District and "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edward Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District on 48.652 acres out of NCB 17728 on a portion of the 19000 Block of Bulverde Road. Staff recommends approval.

Andrew Guerrero, representative, stated the purpose of this zoning change is to allow for a single family subdivision development on the subject property. He stated they have agreed to provide approximately 5.5 acres of open space along Bulverde frontage as well as a masonry fence. He further stated they have met with the surrounding property owners who have expressed their support.

#### **The following citizen(s) appeared to speak:**

Garth Crouslen, stated he has been meeting with SAWS staff on this project and have addressed all concerns and are in agreement with on SAWS recommendations.

Staff stated there were 46 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Emerald Forest or Roseheart Homeowner's Associations.

**COMMISSION ACTION**

The motion was made by Commissioner McFarland seconded by Commissioner Cole to recommend approval provided that any development on the property after the zoning classification has been changed be restricted as stated in the environmental recommendation of the SAWS report with the exception of paragraph 4A and that requirement shall be resolved prior to City Council.

**AYES: Wright, McFarland, Ornelas, Cole, Myers, Anguiano, Martinez, Tiller, Nava**  
**NAY: None**

**THE MOTION CARRIED**

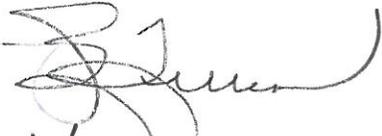
11. Discussion regarding neighborhood association notification process.

Chris Looney, Interim Assistant Director, briefed commission on item.

12. There being no further business, the meeting was adjourned at 2:05 p.m.

APPROVED:

Susan Wright, Chair



V- CHAIR  
11/16/2010

ATEST:



Executive Secretary