

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 18, 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, D. Martinez, Salazar, Clancy, McNealy

ABSENT: Christian, C. Martinez, Nava

3. Approval of October 4, 2011 Zoning Commission Minutes as amended.

Chairman Tiller stated Zoning Case Number Z2011199 S ERZD has been withdrawn as per the applicant's request.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011124 S (Council District 6):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3NA AHOD S" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Contractor Facility on Lot 161, NCB 8237 (0.4003 acres), 539 Old Highway 90 West. Staff recommends approval.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 8 returned in favor and Community Workers Council Los Jardines Neighborhood Association is in favor. Staff mailed 90 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011178 (Council District 3):** A request for a change in zoning from "C-3" General Commercial District and "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lots 31 and 33, NCB 10846, 4606 and 4614 East Southcross Boulevard. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Pecan Valley Neighborhood Association is in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011198 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 25, Block 4, NCB 15597, 6912 to 6938 West Military Drive. Staff recommends approval.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Cable-Westwood Association is not in opposition of this request.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2011202 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1 and 2, Block 5, NCB 8699, 6310 and 6446 North New Braunfels Avenue. Staff recommends approval pending plan amendment.

Staff stated there were 188 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Terrell Heights Neighborhood Association is in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2011206 (Council District 2): 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 0.064 of an acre out of Lot 4, NCB 12168 on a portion of 2800 NE Loop 410. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Village North One Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. 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 the purpose of this request is to allow for a tunnel drive car wash on the subject property. He stated the water pollution abatement plan has already been approved and the carwash complies with the recycle water requirements.

Michael Escalante, SAWS, stated this is a category 1, limited to 59% impervious cover and recommend approval.

The following citizen(s) appeared to speak:

Mike Reyna, representing Encino Common's Property Owner's Association, stated they held a board meeting to further discuss the proposed zoning change and are in support of the request.

Robert Nami, owner, stated he has been in contact with surrounding property owners and is agreeable to comply with all City and SAWS recommendations.

Staff stated there were 11 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 McNealy seconded by Commissioner McFarland to recommend a continuance until November 1, 2011.

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

NAY: None

THE MOTION CARRIED

10. **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.

Applicant/Representative was not present.

The following citizen(s) appeared to speak:

Janett Stinson, stated she does not support the request for a tire repair-auto. She does not feel the subject property is suitable for the propose request.

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 Gardendale nor Prospect Neighborhood Associations.

COMMISSION ACTION

The motion was made by Commissioner Flores seconded by Commissioner Salazar to recommend a continuance until November 1, 2011.

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

NAY: None

THE MOTION CARRIED

11. **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 not present.

Staff stated there were 38 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Flores seconded by Commissioner Ornelas to recommend a continuance until November 1, 2011.

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

NAY: None

THE MOTION CARRIED

12. **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 zoning change is to allow expansion of the existing dentist office. He stated they have met with staff to reach a consensus however; staff's alternate recommendation would put limitation on there building size, parking, design standards and setbacks. He further stated they have been in contact with the surrounding property owners and have not received opposition.

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 Clancy seconded by Commissioner Ornelas to recommend a continuance until November 1, 2011.

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

NAY: None

THE MOTION CARRIED

13. Discussion and possible action to cancel the January 3, 2012 Zoning Commission meeting.

Andrew Spurgin, Planning Manager, stated due to the Christmas and New Year Holiday break this would impact the zoning deadlines and the preparation of the January 3, 2012 Zoning Commission Agenda. He stated they would like to recommend that the January 3, 2012 be cancelled.

COMMISSION ACTION

The motion was made by Chair Tiller seconded by Commissioner Salazar to recommend to cancel January 3, 2012 Zoning Commission Meeting.

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

NAY: None

THE MOTION CARRIED

14. There being no further business, the meeting was adjourned at 2:33 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary