

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
October 19, 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: Tiller, McFarland, Christian, Myers, Anguiano, Martinez**  
**ABSENT: Wright, Cole, Nava**

3. Approval of October 5, 2010 Zoning Commission Minutes.

4. **ZONING CASE NUMBER Z2010149 (Council District 8):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Lot 4, NCB 18009, 11006 Bandera Road. Staff recommends approval, (applicant amended to “C-2” Commercial District for Lot 4 only).

Patrick Christensen, representative, stated he has met with the surrounding property owners, council staff and the zoning commissioner he would like to amend his request to “C-2NA” to allow for commercial development on the subject property.

Staff stated there were 18 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor no response from Stonefield Association. Staff stated since the applicant has amended their request to “C-2”, 3 returned in favor and 1 in opposition.

**COMMISSION ACTION**

The motion was made by Commissioner McFarland seconded by Commissioner Anguiano to recommend approval of “C-2NA”.

**AYES: Tiller, McFarland, Christian, Myers, Anguiano, Martinez**  
**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2010160 (Council District 6):** A request for a change in zoning from “PUD MF-33 AHOD” Planned Unit Development Multi-Family Airport Hazard Overlay District, “PUD MF-33 GC-2 AHOD” Planned Unit Development Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “MF-33 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lots 1 through 97 and Lots 901 through 905, Block 14, NCB 17673, 2210 Rogers Road. Staff recommends approval.

Todd Blackman, Pape Dawson Engineers, stated the developer is seeking to develop apartments on the subject property.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor no response from Westover Forest Homeowner’s Association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2010162 HL (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “HL I-1 AHOD” Historic Landmark General Industrial Airport Hazard Overlay District on Lots 13 and 14, Block 25, NCB 2085, 1602 and 1612 North Zarzamora. Staff recommends approval.

City staff represented this case.

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

Genevieve Rodriguez, speaking on behalf of Esperanza Peace and Justice Center, stated she is in support of preserving our historic buildings in our city. She stated this structure is culturally significant for its conjunto music.

Sally Buchanan, representing San Antonio Conservation Society, stated they are in full support of this historic landmark designation of Lerman’s Night Club. She stated they the 1942 5-unit building, which is culturally significant, is the longest running live conjunto music venues in South Central Texas.

Jessica Guerrero, representing Coperativa Mujer-Artes, stated they also support the historic designation of this structure.

Rachel Melendes, stated she would also like to express her support for the historic designation of Lerma's Night Club structure.

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 neither Gardendale Neighborhood Association nor Woodlawn Lake Community Association.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

7. Public Hearing and Consideration of the 2010 biennial update amendments to Chapter 35 of the Municipal Code (the Unified Development Code).

Andrew Spurgin, Planning Manager, presented item.

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

Brenda Kelley Rowe, President of Real Estate Council, stated they would like to request that the Zoning Commission support the Technical Advisory Committee's recommendations. She further stated they participate in the numerous meeting and reviewing the proposed revisions and submitting additional information to both City Staff and Members of the TAC about areas of concern which have been resolved.

Dave Fraiser, representing Geo Solutions, stated as TAC voted for this however there is a discrepancy is to table for 6 months. He stated they were under the understanding that it was voted with the exception that the City would have 6 months to find any data that they did not support and at that point it could be retracted.

Calvin Limehart, Executive Director of Lime Associations, express concerns with the proposed amendments with regards to the soils and pavement structure.

Richard Martinez, Interim Assistant Director of Public Works Department, stated they are opposed to the geogrid and lime proposed amendment. He stated they have agreed to continue this one item for a period of 6 month to have this item further reviewed.

Razi Hosseini, Capital Improvement Management Services, stated as stated by Mr. Martinez they support a 6 months continuance as they feel this item needs to be further reviewed.

Thomas Carrarsco, Development Services Engineer, stated he would also be in support with the 6 month continuance.

Van Oldem, representing Contact Construction Product, stated they have concerns with the propose amendment and feel the request for a 6 months continuance would be suitable for further review.

### **COMMISSION ACTION**

The motion was made by Commissioner Martinez seconded by Commissioner Anguiano to recommend approval in accordance with TAC recommendations which is the entire UDC in addition to what is presented, save and except 35-506P regarding geo solutions.

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

**NAY: None**

### **THE MOTION CARRIED**

### **COMMISSION ACTION**

#### **35-506P**

The motion was made by Commissioner Martinez seconded by Commissioner Myers to recommend that this commission push forward a no recommendation response regarding this specific item.

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

**NAY: None**

### **THE MOTION CARRIED**

8. Briefing on the proposed Woodlawn Lake Area Neighborhood Conservation District (NCD-8)

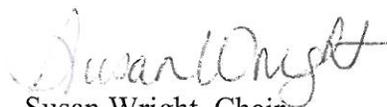
Gary Edenburn, Senior Planner, presented item.

9. Annual Board Member Refresher Orientation.

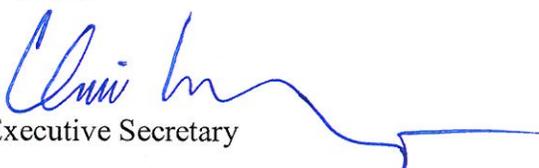
Rudy Nino, Senior Planner, presented item.

10. There being no further business, the meeting was adjourned at 2:48 p.m.

APPROVED:

  
Susan Wright, Chair

A TEST:

  
Executive Secretary