

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 5, 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: Wright, McFarland, Christian, Cole, Myers, Anguiano, Martinez, Tiller
ABSENT: Medina, Nava

3. Approval of September 21, 2010 Zoning Commission Minutes.

Chair Wright stated Item #15; Briefing on the proposed Woodlawn Lake Area Neighborhood Conservation District (NCD-8) has been pulled until a later date.

REQUEST FOR CONTINUANCES:

4. **ZONING CASE NUMBER Z2010142 S (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with 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, representative, stated he would like to request a continuance as he will be meeting with the neighborhood association to present their zoning request and address any concerns they may have.

COMMISSION ACTION

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

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Tiller
NAY: None

THE MOTION CARRIED

COMBINED HEARING:

5. **ZONING CASE NUMBER Z2010147 CD (Council District 8):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a nightclub without cover charge 3 or more days per week on 0.0610 of an acre out of NCB 13663, 7401 Wurzbach Road. Staff recommends approval.

Staff stated there were 3 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor no response from Dreamhill Estates Neighborhood Association. Staff mailed 42 notices to the Planning Team and received 1 email expressing opposition.

COMMISSION ACTION

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

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Tiller

NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2010151 (Council District 4):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.913 of an acre out of Lot 1, Block 1, NCB 17550 on a portion of 2658 Southwest Military Drive. Staff recommends approval.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Tierra Linda Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Tiller

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010152 S (Council District 7): A request for a change in zoning from "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-5 AHOD S" Residential Single Family Airport Hazard Overlay District with a Specific Use Authorization for a Licensed Child Care on Lot 12, Block 6, NCB 11446, 5023 Ivanhoe Street. Staff recommends approval with conditions.

Pedro Vega, Case Manager, stated staff has recommended approval with the following conditions and the applicant is in agreement with staff's conditions.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Thunderbird Hills Neighborhood Association is in support.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner Christian to recommend approval with the following conditions:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding one (1) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Tiller

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2010153 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on 0.3143 of an acre out of NCB 12103, 3143 and 3147 Nacogdoches Road. Staff recommends approval.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 56 notices to the Planning Team. Staff received 5 emails outside the 200 foot radius expressing support, 3 emails expressing support from the Harvest Christian Fellowship Church and 3 emails outside the 200 foot radius expressing opposition.

COMMISSION ACTION

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

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Tiller

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2010154 S (Council District 8): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport on 0.902 of an acre out of Lot 4, Block 6, NCB 12816 on a portion of 4502 Medical Drive. Staff recommends approval.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Dreamhill Estates Neighborhood Association. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Tiller

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2010155 S (Council District 8): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport on 2.482 acres out of Lot 4, Block 6, NCB 12816 on a portion of 4502 Medical Drive. Staff recommends approval.

Staff stated there were 163 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Dreamhill Estates Neighborhood Association. Staff mailed 42 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Tiller
NAY: None

THE MOTION CARRIED

Commissioner Martinez arrived at 1:23 pm.

INDIVIDUAL CONSIDERATION:

11. **ZONING CASE NUMBER Z2010132 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.371 of an acre out of NCB 8704 and 0.02 of an acre out of NCB 13032, 202 Recoleta Road. Staff recommends approval.

Daniel Perales, representing the applicant, stated the purpose of this zoning request is to allow for a restaurant with catering services. He stated he has visited the surrounding business owners who have expressed their support.

The following citizen(s) appeared to speak:

Michelle Ross, adjacent property owner, stated they do not oppose this request but have concerns with the effect the 30 foot landscape buffer requirement would have on their property.

Staff stated there were 10 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from Shearer Hills-Ridgeview Neighborhood Association. Staff mailed 55 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Martinez to recommend approval with the condition that the applicant and adjacent property owner working on an agreement prior to City Council.

AYES: Wright, McFarland, Christian, Cole, Myers, Anguiano, Martinez, Tiller
NAY: None

THE MOTION CARRIED

12. Briefing on the 2010 biennial update amendments to Chapter 35 of the Municipal Code (the Unified Development Code).

Andrew Spurgin, Planning Manager, presented item.

13. There being no further business, the meeting was adjourned at 1:52 p.m.

APPROVED:

Susan Wright, Chair

ATEST:


Executive Secretary


V- CHAIR
10/19/2010