

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 7, 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, Medina, Christian, Cole, Anguiano, Martinez, Tiller, Nava

ABSENT: Valadez, Myers

3. Approval of August 17, 2010 Zoning Commission Minutes.

Chair Wright stated Zoning Case No. Z2010139 has been pulled therefore no action will be taken on this case.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2010096 CD (Council District 8):** A request for a change in zoning from “O-1 GC-1 MLOD-1” Office Gateway Corridor Military Lighting Overlay District, “C-2 GC-1 MLOD-1” Commercial Gateway Corridor Military Lighting Overlay District, “C-2 CD GC-1 MLOD-1” Commercial Gateway Corridor Military Lighting Overlay District with a Conditional Use for a Office Warehouse and Motel and “C-1 S GC-1 MLOD-1” Light Commercial Gateway Corridor Military Lighting Overlay District with a Specific Use Authorization for a restaurant, theater, and sales of alcoholic beverages incidental to consumption of food sales to “C-2 CD GC-1 MLOD-1” Commercial Gateway Corridor Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service on A 8.902 acre tract of land out of NCB 35733 and NCB 18337 on a portion of the 21400 Block of Interstate Highway 10 West. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Friends of Friedrich Wilderness Park is in favor.

COMMISSION ACTION

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

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2010135 (Council District 3): A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Parcel 25-A, NCB 18191, 9551 Old Corpus Christi Road. 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 no response from Highland Forrest and Highland Hills Neighborhood Associations.

COMMISSION ACTION

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

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010141 (Council District 10): A request for a change in zoning from “I-1 IH-1 AHOD” General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to “C-3 IH-1 AHOD” General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on 1.33 acres out of NCB 14952. 1.33 acres out of the 11600 Block of Interstate 35. 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 and Royal Ridge Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

REQUEST FOR CONTINUANCES:

7. ZONING CASE NUMBER Z2010140 (Council District 8): A request for a change in zoning from “R-20 MLOD” Residential Single-Family Military Lighting Overlay District to “I-1 MLOD” General Industrial Military Lighting Overlay District on west irregular 187.27 feet of south irregular 552.68 feet of Tract 12 and southeast irregular 125 of Tract 13, ARB 13B, NCB 35733 (3.222 acres), 7065 and 7067 Heuermann Road. Staff recommends approval.

Jerry Arredondo, representing the owner, stated he would like to request for a two week continuance.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner Medina to recommend a continuance until September 21, 2010.

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

8. 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 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 would like to request for a 30 day continuance.

COMMISSION ACTION

The motion was made by Commissioner Anguiano seconded by Commissioner McFarland to recommend a continuance until October 5, 2010.

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2010143 (Council District 10): 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 Parcel 7A and Parcel 7C, NCB 17801(1.78acres), 14800 Block of Toepperwein Road. Staff recommends approval.

James Griffin, representing the owner, stated he would like to request for a two week continuance.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Christian to recommend a continuance until September 21, 2010.

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2010144 (Council District 1):** A request for a change in zoning from “O-2 AHOD” Office Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District with IDZ Infill Development Zone District on Lot 4, Block 1, NCB 811, 315 East Euclid Avenue. Staff recommends approval.

Ramiro Zapata, representing the owner, stated he would like to request for a two week continuance.

COMMISSION ACTION

The motion was made by Commissioner Medina seconded by Commissioner Nava to recommend a continuance until September 21, 2010.

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

11. **ZONING CASE NUMBER Z2010066 S ERZD (Council District 9):** A request for a change in zoning from “C-2 ERZD AHOD MLOD-1” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 to “C-2 S ERZD AHOD MLOD-1” Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 with a Specific Use Authorization for a Carwash on Lot 7, Block 2, NCB 18908, 1.193 acres out of the 2000 and 2100 Blocks of Loop 1604. Staff recommends approval with conditions.

Rob Killen, representative, stated the purpose of this zoning request is to allow for a carwash. He stated in meeting with the surrounding property owners, he would like to amend the landscape plan to include specific species of trees and plantings as presented. He further stated they are agreeable with staff recommendations.

Staff stated there were 17 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and no response from Fountains of Deerfield Property Owner’s Association.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner McFarland to recommend approval as amended.

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2010125 S ERZD (Council District 10):** A request for a change in zoning from “C-2 ERZD” Commercial Edwards Recharge Zone District to “C-2 S ERZD” Commercial Edwards Recharge Zone District with a Specific Use Authorization to allow a Wireless Communication System on 0.037 of an acre out of CB 5014 (NCB 17194), 15943 Bulverde Road. Staff recommends approval.

Joyce Cobb, representative, stated the purpose of this request is to allow for a communication tower on the subject property. She stated they have met with SAWS representatives and are in agreement with their recommendations.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Range Rider Home Owner’s Association. Staff received 3 emails outside 200 foot radius expressing opposition.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Cole to recommend approval with SAWS recommendations.

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2010137 ERZD (Council District 8):** A request for a change in zoning from “DR ERZD” Development Reserve Edwards Recharge Zone District to “ED ERZD” Entertainment Edwards Recharge Zone District on Lots 1, 2, CB 4540A and Parcel 21, Parcel 7A, CB 4540, 13715 FM 1560 (Hausman Road). Staff recommends approval.

Pedro Vega, Case Manager, presented case.

Staff stated there were 85 notices mailed out to the surrounding property owners, 1 returned in opposition and 4 returned in favor and no response from Fieldstone Homeowner’s Association.

COMMISSION ACTION

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

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Tiller, Nava
NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2010017 (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 19, Block 28, NCB 7151, 1333 Santa Barbara. Staff recommends denial.

Habib Erkan, representative, stated the purpose of this request is to allow the rehabilitation of the existing structures. He stated the primary structure is a single family home and the accessory structure currently is a garage apartment. He further stated they have been working closely with the neighborhood association who has expressed their support.

The following citizen(s) appeared to speak:

John Haag, applicant, stated both structures are currently vacant and his intent is to maintain the single family residence use and bring both structures to current code.

Richard Acosta, stated the home has been vacant roughly about 2 years and is concerns that should this request not be granted the structure would remain and eyesore and attract transits. He stated they strongly support Mr. Haag’s request.

JoAnn Lopez, representing Los Angeles Height Neighborhood Association, stated they have met with Mr. Haag and are in support of this zoning request.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Los Angeles Neighborhood Association. Staff mailed 21 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2010116 (Council District 2):** A request for a change in zoning from “R-6” Residential Single-Family District to “R-5” Residential Single Family District on 5.959 acres and “RM-5” Residential Mixed District on 6.68 acres on 12.639 acres out of NCB 18279 on multiple properties located along Foster Meadow Drive, Channel View, Media Meadow, Le Villas, La Route, Airstream, and Red Heeler streets. Staff recommends approval pending plan amendment.

Bobby Perez, representative, stated his initial request was to develop townhomes on the subject property however, after meeting with the neighborhood association; he would like to amend his request to 3.19 from “R-6” to “R-4” and 3.6 acres from “R-6” to “R-4”.

The following citizen(s) appeared to speak:

Jim McNamara, stated he has met with Mr. Perez and is in agreement of the amendment however he would like assurance that “RM-5” zoning designation is removed from this proposal.

Harry Jewett, representing En Seguido, stated he would like to maintain the “R-6” zoning designation as it would be in keeping with the existing “R-6” uses.

Staff stated there were 168 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Crestlake Homeowner’s Association. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Christian to recommend approval as amended pending plan amendment.

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Martinez, Tiller

NAY: None

RECUSED: Nava

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2010106 CD (Council District 7):** 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 Tattoo Parlor on Lot 8, Block 18, NCB 2068, 1515 Culebra Road. Staff recommends approval.

Fred Rangel, representative, stated the purpose of this zoning request is to allow for a tattoo parlor on the subject property. He stated they have met with the surrounding business owners and has collected a petition of 10 signatures expressing their support.

The following citizen(s) appeared to speak:

Alejandro Soto, President of Woodlawn Lake Neighborhood Association, stated they are in opposition of this request as this would negatively affect their community. He expressed concerns with the type of patrons this establishment would bring into the neighborhood.

Fernando Sanchez, stated he currently owns a daycare facility within this area and is concerned that the propose business would negatively affect his business. He does not feel this type of business is suitable for this area.

Staff stated there were 22 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Prospect Hill or Woodlawn Neighborhood Associations.

COMMISSION ACTION

The motion was made by Commissioner Christian seconded by Commissioner Cole to recommend denial.

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

THE MOTION CARRIED

17. ZONING CASE NUMBER Z2010138 (Council District 8): A request for a change in zoning from "O-2" High-Rise Office District to "C-2NA" Commercial Nonalcoholic Sales District on Lots 5 and 6, Block 1, NCB 14281, 8940 and 9000 Wurzbach Road. Staff recommends approval.

Baltizar Serna, stated they are proposing to development a stationary shop on the subject property. He stated he has been in contact with surrounding property owners and are in agreement of the proposed development.

Staff stated there were 27 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Laurel Hills Neighborhood Association.

COMMISSION ACTION

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

AYES: Wright, McFarland, Medina, Christian, Cole, Martinez, Tiller, Nava
NAY: None

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2010131 ERZD (Council District 8 and 9):** A request for a change in zoning to apply the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District on all properties in the area generally bound to the North by the southern and eastern boundary of Camp Bullis and the municipal boundary of the City of San Antonio; to the West by the municipal boundary of the City of San Antonio, Moss Brook Drive, and Babcock Road south of Moss Brook Drive; to the South by Loop 1604; and to the East by Huebner Road from its intersection with Loop 1604 to its intersection with Stone Oak Parkway, thence by Stone Oak Parkway to its intersection with Hardy Oak Boulevard, Hardy Oak Boulevard between Stone Oak Parkway and Wilderness Oak, and by Wilderness Oak east from its intersection with Hardy Oak Boulevard to the municipal boundary of the City of San Antonio. Staff recommends approval.

Jacob Floyd, Case Manager, presented case.

Staff mailed 5,265 notices to subject property owners and 765 notices to property owners within a 200 foot radius, 7 returned in opposition and 3 returned in favor and no response from any of the 14 neighborhood associations.

COMMISSION ACTION

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

AYES: Wright, McFarland, Medina, Christian, Cole, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

19. There being no further business, the meeting was adjourned at 2:29 p.m.

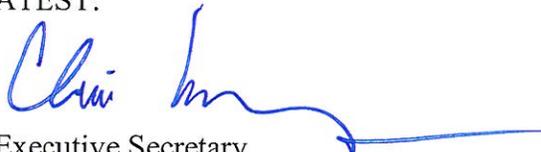
APPROVED:

Susan Wright, Chair



BILL TILLER
VICE CHAIR

ATEST:



Executive Secretary