SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 1, 2017

The Zoning Commission of the City of San Antonio meets in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:05 PM – Public Hearing

Roll Call

Present: **Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**
Absent: **None**

Monica Shaw, World Wide Languages, translator was present.

COMBINED HEARING:

Item 3 **ZONING CASE # Z2017192 (Council District 1):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 28, Block 21, NCB 2084, located at 918 Culebra Road. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the West End Hope in Action Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 5 **ZONING CASE # Z2017197 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.254 acres out of NCB 652, located at 915 South Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17059)

Staff mailed 38 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and Denver Heights has no objection to the request.

The following citizens appeared to speak:

Charles Williams, spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 6 **ZONING CASE # Z2017198 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 5.664 acres out of NCB 11156, generally located northwest of the Roosevelt Avenue and the Loop 410 intersection. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17060)

Staff mailed 5 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 8 **ZONING CASE # Z2017200 CD (Council District 1):** A request for a change in zoning from "MF-33 H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 CD H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with Conditional Use for a Professional Office on the North 83.33 Feet of Lots 8 and 9, Block 11, NCB 1836, located at 2621 North Main Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Monte Vista Neighborhood Association is not opposed.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Commissioner Nix recused himself from the Zoning Commission at 1:12 pm.

Item 7 **ZONING CASE # Z2017199 (Council District 4):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 62.14 acres out of NCB 18044, located in the 8200 Block of SW Loop 410. Staff recommends Approval.

Staff mailed 91 notices to the surrounding property owners, 2 returned in favor, and 1 returned in opposition, and no response from the People Active in Community Efforts.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Head to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia
NAY: None
RECUSED: Nix

THE MOTION CARRIED

Commissioner Nix re-entered the Zoning Commission at 1:13 pm.

REQUESTED CONTINUANCES

Item 1 **ZONING CASE # Z2017180 CD S ERZD (Council District 8):** A request for a change in zoning from "C-2 S CC ERZD MLOD-1" Commercial with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding Military Lighting Overlay Edwards Recharge Zone District to "C-2 CD MLOD-1" Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732; located at 12058 Vance Jackson Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 91%.

Ken Brown, representative, stated an amended request has been submitted and requested a continuance to meet with the surrounding community.

The following citizens appeared to speak:

Michele Haussmann, stated she has 4 letters of opposition from the community and requested a continuance.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner McGhee for a continuance to August 15, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 4 **ZONING CASE # Z2017196 CD (Council District 6):** A request for a change in zoning from "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Wireless Communication System to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.265 acres out of NCB 8988, located at 1003 Enrique M. Barrera Parkway. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no response from the Community Workers Council.

Gustavo Gonzalez, representative, requested a continuance.

Arvind Patel, property owner, stated he took the building down due to asbestoses, and would like to use the property as a ground lot for a used car sales lot.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Rose-Gonzales for a continuance to August 15, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

Item 2 **ZONING CASE # Z2017187 CD (Council District 2):** A request for a change in zoning from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-5 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Two Dwelling Units on the West 45 feet of Lot 33, Block 1, NCB 3855, located at 359 Brahan Boulevard. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and no response from the Westfort Alliance Neighborhood Association.

Dustin Titzman, applicant, stated the zoning request is to build his dream home with a detached garage with a granny flat for his family. He stated he has met with the surrounding community to resolve issues and concerns regarding the rezoning request.

The following citizens appeared to speak:

Meggan Partain, spoke with concerns regarding future conditional uses on the property.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 9 **ZONING CASE # Z2017202 CD (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lots 1 and 2, Block 13, NCB 15504, located at 339, 341, 343 Altitude Drive. Staff recommends Denial.

Staff mailed 29 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and the Lackland Terrace Neighborhood Association is in favor.

Xavier Torres, representative, stated the request is to extend the car lot and the surround community is in support.

Jose Ramirez, property owner, stated the request is to extend the car lot to store and sell cars.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Greer to recommend Approval with the following conditions:

1) A six-foot solid screen fence is required along the perimeter of the property surrounding residential uses.
2) All on-site lighting will be directed downward and shall point away from surrounding residential uses.
3) No vehicular access from Altitude Drive.
4) No temporary signs are allowed on the property.
5) A landscape buffer will be provided.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 29 Consideration of the July 18, 2017 Zoning Commission Minutes

Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report:

- Annexation reminder for August 15, 2017
- Infill Workshop - August 26, 12:30pm-2:00pm at the San Antonio Area Foundation

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

August 1, 2017

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director