

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 15, 2018**



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.

1:17 PM – Public Hearing

Roll Call

Present: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
Absent: Head, McGhee, Briones

German Perez, World Wide Languages, translator was present.

COMBINED HEARING:

Item 7 ZONING CASE # Z2018133 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "O-2 CD AHOD" High-Rise Office Airport Hazard Overlay District with a Conditional Use for a Plant Nursery to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 1-18, Block 2, NCB 2173, located at 1507 Ruiz Street and 1318 Arbor Place. Staff recommends Approval.

Staff mailed 38 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Prospect Hill and West End Hope in Action Neighborhood Associations are in favor.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

Item 11 ZONING CASE # Z2018175 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "MF-18 NCD-5 AHOD" Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lots 8, 9, 10, Block 36, NCB 1868, located at 810 West Craig Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18054)

Staff mailed 40 notices to the surrounding property owners, 2 returned in favor, 5 returned in opposition, and the Beacon Hill Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2018178 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22 and the West 98.3 feet of Lot 21, Block 1, NCB 8289, located at 739 North General McMullen Drive. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Loma Vista Neighborhood Association.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2018179 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone with uses permitted in "C-3" General Commercial District on Lot 13, NCB 2569, located at 318 East Cevallos Street. Staff recommends Approval.

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Lone Star Neighborhood Association.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 16 ZONING CASE # Z2018181 (Council District 1):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.2591 acres out of NCB 766, located at 1016 North Flores Street. Staff recommends Approval.

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Staff mailed 16 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Five Points Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 17 ZONING CASE # Z2018184 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 13.464 acres out of NCB 14945, generally Located Northwest of Wurzbach Parkway and Thousand Oaks Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18056)

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Hills pf Park North Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 18 ZONING CASE # Z2018185 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 5.446 acres out of NCB 34361, generally located at Potranco Road in the 500 block of North Loop 1604. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 19 ZONING CASE # Z2018186 CD (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for an Indoor Gun Range on 1.6309 acres out of NCB 15335, located at 704 SW Loop 410. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Meadow Village Neighborhood Association.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 21 ZONING CASE # Z2018188 (Council District 3):** A request for a change in zoning from "I-1" General Industrial District to "R-4" Residential Single-Family District on 63.528 acres out of CB 4700, generally located southeast of Donop Road and Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18058)

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 22 ZONING CASE # Z2018189 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 20.92 acres out of NCB 15894, generally located on the northwest corner of Walzem and Eisenhower Road. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Rosalez and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

WITHDRAWN/POSTPONED

Item 1 **Z2018146** – Postponed

Item 20 **Z2018187** – Postponed

INDIVIDUAL CONSIDERATION

Item 2 **ZONING CASE # Z2018153 CD S ERZD (Council District 10):** A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory on 3.675 acres out of NCB 17338 and "C-2 ERZD" Commercial Edwards Recharge Zone District on 4.848 acres out of NCB 17338, located at 17115 Redland Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Mike Barr, SAWS representative, recommended Approval.

Ken Brown, representative, stated the zoning request would be appropriate in the area.

Tim Santy, VPO Food Safety Net Services, explained the services and the kinds of testing completed by the company.

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 Nix and seconded by Commissioner McDaniel to recommend Approval with all SAWS conditions.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 3 **(Continued from 05/01/18) ZONING CASE # Z2018119 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel on 1.425 acres out of NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18036)

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Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Highland Hills Neighborhood Association.

Charles Campbell, representative, amended the zoning request to "C-2".

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 McDaniel and seconded by Commissioner Rosalez for a continuance to June 5, 2018.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 4 (Continued from 05/01/18) ZONING CASE # Z2018151 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, Block 1, NCB 10110 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18045)

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the North Shearer Hills Neighborhood Association is in opposition.

Patrick Christensen, representative, amended the zoning request to "R-4 CD" with Conditional Use for non-commercial parking.

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 Lopez and seconded by Commissioner Rosalez to recommend Approval as amended.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 5 (Continued from 05/01/18) ZONING CASE # Z2018154 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for five (5) Townhomes on Lot 5 and west triangular 60.2 feet of Lot 6, Block 2, NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18046) Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 6 returned in opposition, and the Tobin Hill Community Association is in opposition.

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 7 returned in opposition, and the Tobin Hill Community Association is in opposition.

James Griffin, representative, requested a continuance.

The following citizens appeared to speak:

Ben Fairbank, THCA, passed.

George Rice, stated too many continuances on this case.

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 Lopez and seconded by Commissioner Rosalez for a continuance to June 5, 2018.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 6 ZONING CASE # Z2018127 S (Council District 3): A request for a change in zoning from "I-1" General Industrial District to "L S" Light Industrial District with Specific Use Authorization for Outside Storage (Open with No Screening Required) on 14.63 acres out of NCB 10846 and "I-2" Heavy Industrial District on 0.5739 acres out of NCB 10846, located at 7500 S WW White. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

James McKnight, representative, stated the planned project is for a recycling facility and explained the proposed site plan to the Zoning Commissioners.

The following citizens appeared to speak:

Spencer Ramirez, spoke in opposition with concerns regarding the environmental impact of the facility near the residential homes.

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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 McDaniel and seconded by Commissioner Nix to recommend Approval as presented along with the following conditions:

1. No access for delivery or pick-up of materials or large equipment allowed from South W.W. White Road.
2. No metal debris (i.e. nails or washers) to be located on or around entry road area.
3. Hours of operation Monday through Friday from 6:30 a.m. to 5:30 pm and Saturday 9:00 am to 5:00 pm.
4. A maximum shingle storage height limitation of (20) twenty feet.
5. Landscaping buffer yard and solid screen fencing between site and adjacent properties to the west, as shown on zoning site plan.

AYES: Romero, Lopez, Kamath, Sipes, Gibbons, Nix, McDaniel

NAY: Rosalez

THE MOTION CARRIED

Item 12 ZONING CASE # Z2018176 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales on Lot 20 and Lot 21, Block 5, NCB 7447, located at 6243 West Commerce Street. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

Chuck Christian, representative, stated the planned project is for an auto sales business.

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 Lopez and seconded by Commissioner McDaniel to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Commissioner Nix recused himself from the Zoning Commission meeting at 2:30 pm.

Item 8 ZONING CASE # Z2018165 (Council District 2): A request for a change in zoning from "R-6" Residential Single-Family District to "R-4" Residential Single-Family District on 131.969 acres out of NCB 35524 and NCB 35132, located at 5753 New Sulphur Springs. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18050)

Staff mailed 162 notices to the surrounding property owners, 0 returned in favor, 25 returned in opposition, and no response from the Lakeside Neighborhood Association.

James Griffin, representative, stated the planned project is for 635 residential lots and is consistent with the surround land use plan.

The following citizens appeared to speak:

Paul Gurley, Blue Rocks Springs NA, spoke in opposition.

Nick Griego, spoke in opposition.

Chris Chason, spoke in opposition.

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 Rosalez to recommend Approval.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, McDaniel

NAY: None

RECUSED: Nix

THE MOTION CARRIED

Commissioner Nix re-entered the Zoning Commission at 3:00 pm.

The Zoning Commission recessed into a break at 3:00 pm.

The Zoning Commission reconvened into session at 3: 12 pm.

Item 9 ZONING CASE # Z2018171 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415, and 431 Stutts Drive. Staff recommends Denial. (Associated Plan Amendment 18051)

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 6 returned in opposition, and the Eastgate Neighborhood Association is in opposition. Staff also received 27 notices in opposition from outside the 200 foot notification radius.

Staff stated the applicant was not present and requested a continuance.

The following citizens appeared to speak:

Earl Cook, spoke in opposition.

Sylvia Alaniz, Eastgate NA, spoke in opposition.

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 Gibbons to recommend Denial.

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED AS DENIAL

Item 10 ZONING CASE # Z2018174 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex to "O-2" High-Rise Office Airport Hazard Overlay District on 5.84 acres out of NCB 12831 and NCB 12836, located at 1314 Hines Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18053)

Staff mailed 43 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Government Hill Alliance Neighborhood Association is in favor.

Eddy Hernandez, representative, stated the organization, Regent 20, provides training development for the school district, amended the zoning request to staff's recommendation of "O-1.5".

The following citizens appeared to speak:

William Baron, left the meeting.

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 Nix to recommend Approval as amended to staff's recommendation of "O-1.5".

AYES: Romero, Lopez, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Commissioner Lopez left the Zoning Commission at 3:45 pm.

Item 13 ZONING CASE # Z2018177 S (Council District 8): A request for a change in zoning from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization of a Construction Contractor Facility with Outside Storage on Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Associated Plan Amendment 18055)

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Friends of Friedrich Wilderness Park NA.

Ryan Plagens, Up Engineering representative, requested a continuance.

The following citizens appeared to speak:

Chris Porter, FOSANA, spoke in opposition.

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 Lopez and seconded by Commissioner Rosalez for a continuance to June 5, 2018.

AYES: Romero, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 23 ZONING CASE # Z2018190 (Council District 5): A request for a change in zoning from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 95 units per acre on Lot 18 and Lot 20, NCB A-14, located at 400 Probandt Street. Staff recommends Approval.

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Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Lone Star Neighborhood Association is in favor. Staff stated the Lone Star Neighborhood Association is concerns with off-site parking and a green space for the residents.

Ashley Farrimond, representative, presented a PowerPoint presentation with information for the planned project that consists of removal of the recycling facility and to construct a new multi-family apartment complex. The representative presented a site plan to show the proposed project concept.

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 McDaniel and seconded by Commissioner Nix to recommend Approval

AYES: Kamath, Nix, McDaniel

NAY: Romero, Rosalez, Sipes, Gibbons

THE MOTION FAILED.

THE CASE Z2018190 WAS CONTINUED TO JUNE 5, 2018, FOR A LACK OF MOTION TO RECONSIDER.

Item 16 Consideration of the May 1, 2018 Zoning Commission Minutes

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

Director's Report:

There being no further business, the meeting was adjourned at 3:58 p.m.

May 15, 2018

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director