

July 5, 2016

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**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 5, 2016**

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

12:30 p.m. - Work Session and Briefing by the Office of Historic Preservation relating to proposed UDC Amendments to create a new River Improvement Overlay for San Pedro Creek (RIO-7) and discussion of policies and administrative procedures and any items for consideration on the agenda for July 5, 2016.

Roll Call.

Present: Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia,
Absent: Briones

Arrianne Villanueva, World-Wide Languages, translator was present.

COMBINED HEARING:

- Item #6 **ZONING CASE # Z2016173 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses permitted in "C-2" Commercial District and a Microbrewery on Lots 1 & 2, Block 4, NCB 2583, located at 302 E. La Chapelle. Staff recommends Approval.

Staff mailed 32 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition and no response from the Lone Star Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval.

Ayes: Romero, King, Garcia, Rose-Gonzales, Diaz-Sanchez, J. McGhee, Kamath, Greer, Shaw.

NAY: none

THE MOTION CARRIED

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- Item #8 **ZONING CASE # Z2016177 CD (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 9, NCB 10046, located at 506 Jackson-Keller Road. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no response from the North Shearer Hills Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval with staff conditions 1) **no exterior display or signs with the exception of a name plate not exceeding the 3 sq ft in area, and 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 residential neighborhood.** 3) **Business hours for the general public may not be before 7am or after 6pm.**

Ayes: Romero, King, Garcia, Rose-Gonzales, Diaz-Sanchez, J. McGhee, Kamath, Greer, Shaw.

NAY: none

THE MOTION CARRIED

- Item #9 **ZONING CASE # Z2016178 CD (Council District 8):** A request for a change in zoning from "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District to "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 0.704 acres out of NCB 18338, located at 23011 West Interstate Highway 10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16049)

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval.

Ayes: Romero, King, Garcia, Rose-Gonzales, Diaz-Sanchez, J. McGhee, Kamath, Greer, Shaw.

NAY: none

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THE MOTION CARRIED

- Item #10 **ZONING CASE # Z2016179 (Council District 9):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 2.355 acres of land out of NCB 8644, located at 11810 and 11814 Jones Maltsberger Road. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval.

Ayes: Romero, King, Garcia, Rose-Gonzales, Diaz-Sanchez, J. McGhee, Kamath, Greer, Shaw.

NAY: none

THE MOTION CARRIED

- Item #12 **ZONING CASE # Z2016181 CD (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 11, Block 67, NCB 3335, located at 542 E. Highland Boulevard. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from Highland Park Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval with staff conditions 1) **no exterior display or signs with the exception of a name plate not exceeding the 3 sq ft in area, and 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 residential neighborhood.** 3) **Business hours for the general public may not be before 7am or after 6pm.**

Ayes: Romero, King, Garcia, Rose-Gonzales, Diaz-Sanchez, J. McGhee, Kamath, Greer, Shaw.

NAY: none

THE MOTION CARRIED

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Commissioner Briones entered the meeting at 1:18pm

REQUESTED CONTINUANCES

- Item #1 **(Postponed from 02/02/16) ZONING CASE # Z2016040 ERZD (Council District 9):**
 A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16010)

Ashley Farrimond: applicant requested a continuance to August 2, 2016.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Garcia to continue to August 2, 2016.

Ayes: Greer, Garcia Briones, Rose-Gonzales, J. McGhee, Romero, Diaz-Sanchez, Kamath, King, , Shaw.

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

- Item #2 **(Continued from 06/07/2016) ZONING CASE # Z2016148 (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 8.431 acres out of CB 15602 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of CB 15602, located in the 6400 Block of W. Military Drive. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no neighborhood association.

Albert Rubio: Applicant made an amendment at the podium to change 4.8918 acres from C-3 to C-2. 14.75 acres will stay multifamily and 3.54 acres will be C-3 for a hotel.

No citizens appeared to speak.

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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.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner King to recommend approval as amended by applicant.

Ayes: Kamath, King, Romero, Garcia, Diaz-Sanchez, J. McGhee, Rose-Gonzales, Briones, Greer, Shaw.

NAY: None

Item #3 **(Continued from 06/21/16) ZONING CASE # Z2016170 CD (Council District 7):** 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 Auto Paint and Body on Lot 36, Block B, NCB 11514, located at 1427 Bandera Road. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition and no response from the Woodland Hills Neighborhood Association.

Jerry Arredondo, applicant was available to answer all questions

No one signed 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.

COMMISSION ACTION

A motion was made by Commissioner Rose-Gonzales and seconded by Commissioner King to recommend approval with conditions 1) **a 6ft masonry wall is required around the property that abuts all residential property and or land use** 2) **all outside lighting will point to the side of the building and will point away from residential properties** 3) **all repairs are made inside the shop and will comply with all residential standards.**

Ayes: Rose-Gonzales, King, McGhee, Shaw, Diaz-Sanchez, Kamath, Briones, Romero, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item #4 **ZONING CASE # Z2016171 (Council District 5):** A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot

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30, Block 8, NCB 8084 and "C-2 AHOD" Commercial Airport Hazard Overlay District on the North 50 Feet of Lot 9-C, Block 8, NCB 8084, located at 2207 El Jardin & 2131 El Jardin. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition and no response from the Thompson Neighborhood Association.

Jerry Arredondo: applicant was available to answer any questions and requested to amend the request from C-3 to C-2S with a specific use authorization for a carwash and presented a site plan request with the entrance amended from El Jardin St. to Highway 90 to help preserve the neighborhood.

No one signed 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.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Garcia to approve as amended.

Ayes: Briones, Garcia, McGhee, King, Diaz-Sanchez, Kamath, Rose-Gonzales, Romero, Greer, Shaw

NAY: None

THE MOTION CARRIED AS AMENDED

Item #5 **ZONING CASE # Z2016172 (Council District 1):** A request for a change in zoning from "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four (4) Residential Units on Lots 44 & 45, Block 9, NCB 3110, located at 1414-1416 Capitol Avenue and 1140-1142 West Lullwood Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16047)

Staff mailed 25 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition and the Beacon Hill Neighborhood Association is in favor.

Ron Bird, Applicant wished to sell his properties and worked with the neighborhood on his request.

The following citizens appeared to speak:

Everett Ives: Spoke in favor of the item.

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Mark Spielman: Beacon Hill Neighborhood Association representative, spoke in favor of the item

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner McGhee to recommend approval.

Ayes: Diaz-Sanchez, McGhee, Garcia, Rose-Gonzales, Romero, King, , Shaw,
Kamath, Briones, Greer,

NAY: None

Item #7

ZONING CASE # Z2016175 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) Uses not to exceed 33 units per acre on Lot 14, Block 16, NCB 367, located at 303 West Cypress Street. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and Tobin Hill Neighborhood Association is in support

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.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez to continue until July 19, 2016 and was seconded by Commissioner Garcia.

AYES: Diaz-Sanchez, Garcia, Rose-Gonzales, Romero, Shaw, Diaz-Sanchez, McGhee,
Kamath, Briones, King,

NAY: None

THE MOTION CARRIED

Item #11

ZONING CASE # Z2016180 S (Council District 10): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lots P8 and P100, NCB 15722 and Lot P100, NCB 16673, located at 13410 Nacogdoches Road. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and the Vallencia Neighborhood Association is in support.

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Applicant: Ken Brown, stated the site plan now accurately reflects what is being zoned.

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.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Rose-Gonzales

**AYES: King, Rose-Gonzales, Diaz-Sanchez, Briones, McGhee, Kamath, Romero,
Greer, Garcia, Shaw,**

NAY: none

THE MOTION CARRIED

Item #15 Consideration of the June 21, 2016 Zoning Commission Minutes

Chairman Shaw motioned for approval of the minutes and all the Commissioners voted in the affirmative.

APPROVED:

Director's Report: None

There being no further business, the meeting was adjourned at 1:55 p.m.

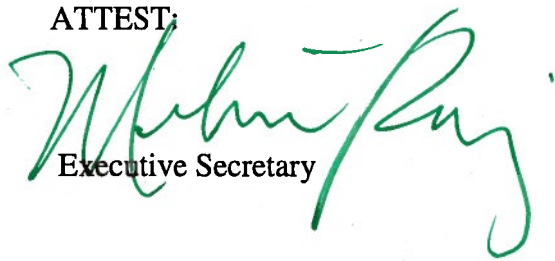
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A handwritten signature in black ink, appearing to read 'W. Shaw', with a large, sweeping initial 'W'.

William Shaw, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'William Shaw', with a large, sweeping initial 'W'.

Executive Secretary