

July 19, 2016

1

**DRAFT**

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
July 19, 2016**

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

**12:30 p.m.** - Work Session and discussion of policies and administrative procedures and any items for consideration on the agenda for July 19, 2016.

Roll Call.

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

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

**COMBINED HEARING:**

Item #4 was moved to individual consideration by Commissioner Rose-Gonzales

Item # 5 Z2016184 (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on 4.15 acres out of NCB 13664, located at 7227 Lamb Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16052)

Staff mailed 58 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no response from the Village at Rustic Oaks 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**

July 19, 2016

- Item #6 ZONING CASE # Z2016186 (Council District 1): A request for a change in zoning from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3 R AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.678 acres out of NCB 1002, located at 908 East Elmira Street and 1726 North St. Mary's Street. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and Tobin Hills Neighborhood Association is in favor.

#### **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 #9 ZONING CASE # Z2016190 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lot 37, Block 2, NCB 1669, located at 2112 South Presa Street. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no response from Roosevelt Park 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**

July 19, 2016

Item #10 ZONING CASE # Z2016191 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, Block 13, NCB 16523, located at 6428 Marcum Drive. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no response from the Cable Westwood 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 #11 ZONING CASE # Z2016192 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4, Block 2, NCB 7342, located at 614 Fair Avenue. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from Highland Park and Highland Hills 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**

July 19, 2016

- Item# 12 ZONING CASE # Z2016193 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Five (5) Single-Family Units on 0.17 acres out of NCB 395, located at 846 Erie Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16054)

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and Tobin Hill Neighborhood Association is in favor.

#### **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 #13 ZONING CASE # Z2016194 (Council District 2): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.67 acres out of NCB 12867, located in the 4900 Block of IH 10 East. Staff recommends Approval.

Staff mailed 4 notices to the surrounding property owners, 2 returned in favor, 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**

July 19, 2016

- Item #16 ZONING CASE #Z2016197 (Council District 7): A request for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on 5.00 acres out of NCB 15663, located at 10663 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16055)

Staff mailed 4 notices to the surrounding property owners, 2 returned in favor, 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 #17 ZONING CASE # Z2016198 CD (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.758 acres out of NCB 1549, located at 223 Yucca Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no neighborhood association.

Staff has the following conditions, there shall be no exteriors display or signs with the exception of a name plate not exceeding three square feet when attached to the main structure. No construction features will be permitted that will put the structure out of character with the neighborhood. The hours of operation shall not be permitted before 7 a.m. or after 6 p.m. A ten foot type A landscape buffer shall be provided along the property boundary that is abutting single family residential zoning or uses. Any on sight lighting shall be directed on to the side and point away and residential or zoning uses. No advertising signs shall be permitted on the parking lot other than the owner or lessee of the lot and to provide parking instructions. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility is closed. Hours of operation shall be limited to the hours of the nonprofit organization for which the parking lot will be used.

### The following citizens appeared to speak:

Richard Moore, President of the Tobin Hill Neighborhood Association spoke in favor but was concerned about IDZ zoning in Tobin Hill and 5 foot setbacks on future cases.

July 19, 2016

Ben Fairbank, Tobin Hill Community Association Zoning Task Force, was available to discuss issue if there were opposition.

Angie Ruiz, spoke in favor and agreed with Mr. Moore regarding IZD and five foot setbacks.

### **COMMISSION ACTION**

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

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

**NAY: none**

### **THE MOTION CARRIED**

### REQUESTED CONTINUANCES

- Item #1 Briefing and Consideration of proposed UDC Amendments to create a new River Improvement Overlay for San Pedro Creek (RIO-7).

Corey Edwards, Office of Historic Preservation, requested a continuance to August 2, 2016.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

### Individual Items

- Item #3 (Continued from 07/05/16) 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

July 19, 2016

(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, 1 returned in favor, and 1 returned in opposition and no response from Tobin Hill Neighborhood Association.

Charles Turner, representative, discussed project and gave a brief discussion.

**The following citizens appeared to speak:**

Ben Fairbank, spoke in favor

Richard Moore, stated he spoke with developer and agreed on plans and is in favor.

Angie Ruiz, spoke in favor and questioned developer and about future plans.

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 and seconded by Commissioner McGhee to recommend approval.

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

**NAY: Garcia**

Item #4 ZONING CASE # Z2016183 (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 2 and West 23 feet of Lot 3, Block 1, NCB 9201, located at 133 Westminster Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16051)

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition and no response from the Woodland Lake Neighborhood Association is in opposition.

Maria Flores, applicant was not present.

**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**

July 19, 2016

A motion was made by Commissioner Rose-Gonzales and seconded by Commissioner King for a two week continuance to August 2, 2016.

**Ayes: Rose-Gonzales, King, McGhee, Diaz-Sanchez, Kamath, Romero, Greer, Garcia, Shaw**  
**NAY: None**

### **THE MOTION CARRIED**

Item #7 ZONING CASE # Z2016188 (Council District 4): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 3 & 7, Block 1, NCB 15249, located at 6333 Old Pearsall Road. Staff recommends Denial with Alternate recommendation of "C-2 AHOD" Commercial Airport Hazard Overlay District

Staff mailed 18 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition and no response from the People Active Community Effort Neighborhood Association.

Jerry Arredondo: Representative accepted staff's alternative recommendation of C2.

**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 Kamath and seconded by Commissioner Garcia to approve as amended.**

**Ayes: Kamath, Garcia, McGhee, King, Diaz-Sanchez, Rose-Gonzales, Romero, Greer, Shaw**  
**NAY: None**

### **THE MOTION CARRIED AS AMENDED**

Item #8 ZONING CASE # Z2016189 (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-2" Commercial District on 1.89 acres out of NCB 10762, located at 4438 Wildt Road. Staff recommends Denial. (Associated Plan Amendment 16053)

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

July 19, 2016

Jerry Arredondo, representative, amended his request from C2 to C1-CD at the podium.

**No one signed to speak:**

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

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

**NAY: None**

- Item #14 ZONING CASE # Z2016195 S (Council District 1): A request for a change in zoning from "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "MF-33 S HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on Lot 11, Block A, NCB 715, located at 411 Barrera Street. Staff recommends Approval.

Staff mailed 48 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and no response from Lavaca Neighborhood Association.

Vincent Huebinger, Representative, gave an update on the project and requested approval.

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 August 2, 2016 and was seconded by Commissioner Garcia.

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

**NAY: None**

**THE MOTION CARRIED**

- Item # 15 ZONING CASE # Z2016196 (Council District 8): A request for a change in zoning from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MPCD MLOD" Master Planned Community District Camp Bullis Military Lighting Overlay District on 114.2 acres out of NCB 14890, located in the 5600 Block of UTSA Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16056)

Staff mailed 62 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition and no neighborhood association.

July 19, 2016

Rob Killen, Representative, explained the vision of the plan and stated the maximum about of units will be 998. Mr. Killen introduced the developer Steve Sanders.

Steve Sanders, developer gave a description of what he wants the project to be, a place to live, work and play. Mr. Sanders also gave a history of the property and addressed traffic issues.

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 Romero to continue until August 2, 2016 and was seconded by Commissioner Garcia.

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

**NAY: None**

### **THE MOTION CARRIED**

#### **Item #18 Consideration of the July 13, 2016 Zoning Commission Minutes**

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

APPROVED:

**Director's Report:** Staff scheduled election of Officers for August 2, 2016

There being no further business, the meeting was adjourned at 4:05 p.m.

July 19, 2016

11

William Shaw, Chairman

ATTEST:

Executive Secretary