

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 21, 2017**

DRAFT

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.

1:10 PM – Public Hearing

Roll Call

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

German Perez, World Wide Languages, translator was present.

Election of Officers

Item 1 Election of a Zoning Commission Pro-Tem.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Briones to appoint Commissioner McGhee as the Zoning Commission Pro-Tem.

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

THE MOTION CARRIED

COMBINED HEARING:

Item 6 **(Continued from 10/17/17) ZONING CASE # Z2017242 S (Council District 6):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Cable-Westwood Neighborhood Association.

November 21, 2017

COMMISSION ACTION

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

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

THE MOTION CARRIED

Item 7 (Continued from 10/03/17) ZONING CASE # Z2017250 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Residential Single-Family Dwellings on North 65 feet of Lot 1 and Lot 2, Block 8, NCB 6206, located at 1002 Center Street. Staff recommends Approval.

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

COMMISSION ACTION

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

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

THE MOTION CARRIED

Item 10 (Continued from 11/07/17) ZONING CASE # Z2017299 CD (Council District 2): A request for a change in zoning from "PUD C-1" Planned Unit Development Light Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents on 0.494 acres out of NCB 10615, located in the 5000 Block of Waycross Lane. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

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

THE MOTION CARRIED

November 21, 2017

Item 11 ZONING CASE # Z2017236 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a Boutique and a Duplex on 0.149 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17071)

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Northmoor Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2017304 (Council District 1): A request for a change in zoning from "C-2 H UC-5 AHOD" Commercial Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District on 0.6885 acres out of NCB 1860, located at 2415 North Main Avenue and 107 West Craig Place. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Monte Vista Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 14 ZONING CASE # Z2017306 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 44, Block 1, NCB 14149, located at 4154 Swan's Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17095)

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Greater Marymont Area Neighborhood Association.

November 21, 2017

COMMISSION ACTION

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

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

POSTPONED

Item 8 **Z2017252** – Postponed

INDIVIDUAL CONSIDERATION

Item 3 **ZONING CASE # Z2017257 ERZD (Council District 8):** A request for a change in zoning from “I-1 UC-1 MLOD AHOD” General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "I-1 UC-1 MLOD AHOD ERZD" General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 UC-1 MLOD AHOD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "C-3 UC-1 MLOD AHOD ERZD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, and overlay districts remaining unchanged, on Lot 16, Block 2, NCB 19189, located at 12830 Silicon Drive. Staff recommends Approval.

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

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 59.79%.

Mirza Baig, representative, stated the planned project is for retail businesses on the property.

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.

November 21, 2017

COMMISSION ACTION

A motion was made by Chair Romero and seconded by Commissioner Briones to recommend Approval with all SAWS Recommendations.

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 4 ZONING CASE # Z2017287 S 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 to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Veterinary Clinic on Lot 3, Block 10, NCB 17600, located at 20910 Encino Commons. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 65%.

Michelle Hanson, representative, stated the planned project is for a new location for an existing veterinary clinic 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 Gibbons and seconded by Commissioner McGhee to recommend Approval with all SAWS recommendations.

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 5 (Continued from 11/07/17) ZONING CASE # Z2017228 (Council District 1): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with the following uses: Museum – public or private, Church, Temple, Mosque, facilities that are for worship or study of religion, Live-Work Units, Loft, Housing Temporary or Permanent For On-Premises Caretaker, Public Safety Facilities, Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court-Indoor Only, Antique Store, Art Gallery, Bookstore, Candy, Nut and Confectionery, Drugstore – Apothecary, Florist, Gift Shop, Newsstand, Stationary Products, Bank/Credit Union, Barber/Beauty Shop, Bed and Breakfast, Copy Service- Blueprinting and Photocopying, Food Service Establishment Without Cover Charge 3 or More Days Per Week

November 21, 2017

(With or Without Accessory Live Entertainment) Limited to 1,000 SF No Alcohol, Library, Loan Office, Massage - Therapeutic, Medical - Chiropractor Office, Medical - Clinic (Physician and/or Dentist), Medical - Clinic Physical Therapist, Medical – Optical Goods Retail, Medical - Optometry Office, Office Data Processing & Management, Office Professional, Post Office, Radio or Television Station Studio, Reading Room, Studio - Fine or Performing Arts, Studio - Interior Decorating, Watch Repair on Lot 10 and the West 3.78 feet of Lot 11, Block 11, NCB 1836, located at 133 West Mistletoe Avenue. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 13 returned in favor, 4 returned in opposition, and the Monte Vista Historical Association is in opposition.

Catherine Laird, applicant, stated she is working with the community to potentially sell the property as a commercial use. Ms. Laird amended the zoning request to omit “Newsstand” and add “Apparel/Accessories”.

The following citizens appeared to speak:

Daniel Laird, passed time.

Paula Bondurant, yielded minutes to Summer Greathouse.

Summer Greathouse, spoke in opposition on Monte Vista Historical Association’s behalf, and requested a continuance.

Anthony Garcia, requested a continuance.

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 for a continuance to December 19, 2017.

AYES: Lopez, Briones, Rosalez, Sipes, Nix, McDaniel

NAY: Romero, McGhee, Gibbons

THE MOTION CARRIED

Item 9 (Continued from 11/07/17) ZONING CASE # Z2017290 CD (Council District 1): 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 Conditional Use for Motor Vehicle Sales on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment Case 17088)

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the North Shearer Hills Neighborhood Association is in opposition.

November 21, 2017

Staff read the following conditions associated with the requested zoning:

1. No outdoor amplification speakers permitted.
2. Downward Lighting.
3. No temporary signs, no pennant flags, no feather flags, and no streamers or strings.

Majid Mahrafza, applicant, stated the planned project is to refurbish the current building and establish a car sales business along with a donut shop on the property. The applicant amended the request to "C-1 CD" and stated the hours of operation as 10:00 am – 6:00 pm with 6-8 cars maximum.

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 Denial.

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Nix, McDaniel

NAY: Gibbons

THE MOTION CARRIED AS DENIAL

Item 13 ZONING CASE # Z2017305 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the East 130.83 feet of Lot 12, Block 2, NCB 10104, located at 1206 Nacogdoches Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17094)

Staff mailed 85 notices to the surrounding property owners, 3 returned in favor, 3 returned in opposition, and the Oak Park – Northwood Neighborhood Association is in opposition.

Jose Sosa, MNS Engineering representative, stated the request is for a 1 story building with adequate parking onsite for a commercial business or office.

The following citizens appeared to speak:

Ben Schoenbaum, spoke with concern for parking 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.

The Zoning Commissioners discussed and commented on the presented case.

November 21, 2017

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Rosalez to recommend Denial.

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

NAY: Lopez, McGhee

THE MOTION CARRIED AS DENIAL

Item 15 ZONING CASE # Z2018001 (Council District 2): 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 Lot 108, Block 2, NCB 15731, located at 101 Dinn Drive. Staff recommends Denial.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Stephanie Acevedo, representative, stated the request is for a tire shop in the high traffic area.

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 Chair Romero and seconded by Commissioner McGhee for a continuance to December 5, 2017.

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 2 Appointment of Primary and Alternate Technical Advisory Committee (TAC) Members.

Yvette Thomas, DSD Senior Planner, presented the request for appointments of Primary and Alternate Technical Advisory Committee (TAC) members.

Chair Romero called for nominations.

Commissioner Lopez volunteered for Primary.

Commissioner Gibbons volunteered for Primary.

Commissioner Nix volunteered for Alternate.

Commissioner Sipes volunteered for Alternate.

November 21, 2017

COMMISSION ACTION

A motion was made by Commissioner McGhee to nominate Commissioner Gibbons for Primary TAC member.

THE MOTION FAILED DUE TO LACK OF SECOND.

A motion was made by Commissioner Rosalez and seconded by Commissioner Sipes to nominated Commissioner Lopez for Primary TAC member.

AYES: Romero, Lopez, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Chair Romero appointed Commissioner Gibbons as the Alternate TAC member.

Item 16 Consideration of the November 7, 2017 Zoning Commission Minutes.

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

Director's Report:

- New Zoning Commissioner Orientation scheduled for December 5, 2017.

There being no further business, the meeting was adjourned at 3:05 p.m.

November 21, 2017

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director