

December 20, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 20, 2016**

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, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

Absent: Diaz-Sanchez, Nix

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

COMBINED HEARING:

Item 2 ZONING CASE # Z2017017 (Council District 1 and 5): A request for a change in zoning to apply the River Improvement Overlay-7 (RIO-7) Districts RIO-7 A, RIO-7 B, RIO-7 C, RIO-7 D, RIO-7 E to existing "D" Downton District, "D HE" Downtown Historic Exceptional District; "D HS" Downtown Historic Significant District; "D H HE" Historic Downtown Historic Exceptional District; "D H HS" Historic Downtown Historic Significant District; "O-1.5" Mid-Rise Office District; "C-1 HS" Light Commercial Historic Significant District; "C-1 IDZ" Light Commercial District with Infill Development Zone Overlay; "C-2" Commercial District, "C-2 IDZ" Commercial District with Infill Development Zone Overlay; "C-2 CD" Commercial District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted), a Nightclub; "C-2 CD HS" Commercial Historic Significant District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted); "C-3" General Commercial District; "C-3 NA" General Commercial Nonalcoholic Sales District; "C-3 NA HE" General Commercial Nonalcoholic Sales Historic Exceptional District; "C-3 NA HS" General Commercial Nonalcoholic Sales Historic Significant District; "I-1" General Industrial District; "I-1 HS" General Industrial Historic Significant District; "I-1 S" General Industrial with a Specific Use Authorization for Candle Manufacturing; "I-2" Heavy Industrial District; "I-2 HS" Heavy Industrial Historic Significant District; "I-2 IDZ HS" Heavy Industry Infill Development Zone Overlay Historic Significant District; "IDZ" Infill Development Zone District with uses permitted in "C-2 NR" Commercial Noise Restricted District and a Bar with no outside sound amplification, "MF-33" Multi-Family District and "C-2" Community Commercial District, "MF-50" Multi-Family District and "C-3" General Commercial District, "MF-65" Multi-Family District, "C-2" Community Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included),

and a social club, "O-1" Office District, "C-2" Community Commercial District and "MF-33" Multi-Family District, "C-2" Commercial District and "MF-40" Multi-Family District; "IDZ HS" Infill Development Zone Historic Significant District with uses permitted in "C-1" Commercial District and "MF-25" Multi-Family, "C-2" Commercial District and "MF-50 CD" Multi-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 55 units per acre, "MF-18" Multi-Family District; "MF-18" Multi-Family District; "MF-25 IDZ" Multi-Family District with Infill Development Zone Overlay; MF-33 IDZ Multi-Family District with Infill Development Zone Overlay; "RM-4" Residential Mixed District; "RM-4 HS" Residential Mixed Historic Significant District; "R-3 IDZ" Residential Single-Family District with Infill Development Zone Overlay; "R-4" Residential Single-Family District; "R-6" Residential Single-Family District; "R-6 CD" Residential Single-Family with a Conditional Use for duplex, triplex, convent, and catering shop, on 325 acres of land within close proximity to the San Pedro Creek generally bounded by Interstate Highway 35 to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Southern Pacific Rail Road tracks to the south, and properties generally following South Flores Street to the east. The existing "AHOD" Airport Hazard Overlay District remains unchanged for all RIO-7 areas. Staff recommends Approval.

Staff mailed 119 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the King William Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 4 (Continued from 12/6/16) ZONING CASE # Z2017012 (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 9.234 acres out of NCB 34393, located in the 10700-10800 Block of Potranco Road. Staff recommends Approval.

Staff mailed 59 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Park Place Neighborhood Association.

COMMISSION ACTION

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

AYES: **Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia**

NAY: **None**

THE MOTION CARRIED

Item 5 **ZONING CASE # Z2017013 (Council District 2):** A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 1.438 acres out of NCB 9552, located in the 2800-2900 Block of Martin Luther King Drive. Staff recommends Approval.

Staff mailed 62 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Coliseum Willow Park Neighborhood Association.

COMMISSION ACTION

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

AYES: **Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia**

NAY: **None**

THE MOTION CARRIED

Item 7 **ZONING CASE # Z2017015 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Outside Storage of Swimming Pool Equipment and Building Materials and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 6-14, Block 56, NCB 7147 & Lots 1-5, 23-26, Block 57, NCB 7160, located in the 1200 Block of Fresno Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17006)

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Los Angeles Heights Neighborhood Association.

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COMMISSION ACTION

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

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 11 ZONING CASE # Z2017020 CD (Council District 7): A request for a change in zoning from "C-1" Light Commercial District to "C-1 CD" Light Commercial District with Conditional Use for a Party House/ Meeting Facility/ Reception Hall on Lot P-29, NCB 15479, located at 9538 Braun 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 Commissioner Briones and seconded by Commissioner Garcia to recommend Approval.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 14 ZONING CASE # Z2017024 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lots 3 and 4, NCB 6861, located at 411 King Roger Street. Staff recommends Approval.

Staff mailed 23 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 Commissioner Briones and seconded by Commissioner Garcia to recommend Approval.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

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NAY: None

THE MOTION CARRIED

Item 15 ZONING CASE # Z2017025 CD (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for Equipment Storage with Outside Storage and Display on Lots 5 and 15, NCB 18009, located at 11002 Bandera Road and 11095 Biering Lane. Staff recommends Approval with Conditions.

Staff mailed 15 notices to the surrounding property owners, 3 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

- Solid screen fencing adjacent to residential zoning and along the northeast property line of Lot 15, NCB 18009, being that lot fronting on Biering Lane.
- No temporary signage.
- All on-site lighting shall be directed onto the site and point away from any residential zoning.
- A "Type C" 15 foot bufferyard shall be established along the northwest property line of Lot 15, NCB 18009, being that lot fronting on Biering Lane.
- There shall be no access to the property off of Biering Lane.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 16 ZONING CASE # Z2017026 CD (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L CD AHOD" Light Industrial Airport Hazard Overlay District with Conditional Use for Metal Products Fabrication on Lot 7, Block 1, NCB 16374, located at 5823 Rittiman Plaza. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17009)

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

COMMISSION ACTION

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

- All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

Item 1 **(Continued from 12/6/16) ZONING CASE # Z2016283 ERZD (Council District 9):** A request for a change in zoning from "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District and "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District to "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16084)

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Staff stated the applicant is requested a continuance to January 17, 2017.

No applicant present.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Head for a continuance to January 17, 2017.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 9 ZONING CASE # Z2017018 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General

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Commercial Airport Hazard Overlay District with Specific Use Authorization for Shipping Container Storage on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff recommends Denial. (Associated Plan Amendment 17008)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

Jerry Arredondo, representative, requested continuance to January 17, 2017.

The following citizens appeared to speak:

William Travis, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee for a continuance to January 17, 2017.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 13 ZONING CASE # Z2017022 (Council District 10): A request for a change in zoning from "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Office Warehouse Flex Space, No Outside Storage to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-8D, NCB 17757, located at 15621 O'Connor Road. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and no response from the Pepperridge Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee for a continuance to January 17, 2017.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

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INDIVIDUAL CONSIDERATION

Item 3 (Continued from 12/6/16 ZONING CASE # Z2017009 (Council District 3): A request for a change in zoning from "C-3NA 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 and a Welding Shop on the North 100 feet of Lot 4, Block 14, NCB 3232, located at 116 E. Malone Street. Staff recommends Denial. (Associated Plan Amendment 17004)

Staff mailed 21 notices to the surrounding property owners, 4 returned in favor, and 1 returned in opposition.

Johnny Valdez, representative, stated when the property was purchase it was an operating auto body shop. He stated his request is for "IDZ" with uses for a welding shop indoors, which would fit into the surrounding 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.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Garcia to recommend Denial.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED AS DENIAL

Item 6 ZONING CASE # Z2017014 (Council District 10): 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 P-12, NCB 15684, located at 11846 Nacogdoches Road. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Chairwoman Romero stated the case should be pulled down from the combined hearing since the District 10 Commissioner was not present. The District Mayoral Commissioner Garcia

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stated she supports staff's recommendation and agrees the zoning would be appropriate in the area.

Megan Morehead, representative was present, but did not speak.

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.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

AYES: **Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia**

NAY: **None**

THE MOTION CARRIED

Item 8 **ZONING CASE # Z2017016 (Council District 3):** 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 0.566 acres out of Lot 10, Block 21, NCB 12135, located at 6703 Enfield Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17007)

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.

David Medrano, representative, explained the planned project will be a restaurant with a bakery, fruiteria, and drive through, and with possible alcohol sales. The representative presented a petition with signatures in support of the restaurant to the Zoning Commissioners.

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.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Rose-Gonzales to recommend Approval.

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NAY: None

THE MOTION CARRIED

Item 10 ZONING CASE # Z2017019 CD (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on the East 42 feet of Lot 16 & All of Lot 17, Block 18, NCB 398, located at 527 East Laurel Avenue. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and Tobin Hill Community Association is in favor.

Gerald Smith, applicant, stated the property was purchased as a livable duplex, and requested the zoning to continue the use as a duplex.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Association Zoning Chair, spoke in favor.

Angie Ruiz, 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.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2017021 (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 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Indoor Storage on Lot 22, Block 4, NCB 2154, located at 513 Arbor Place. Staff recommends Denial.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

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Steven Stalik, representative, stated the requested zoning is for a future indoor climate control storage facility for new motors.

The following citizens appeared to speak:

David Reynolds, passed time.

Michael Cotugno, spoke in favor.

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 Rose-Gonzales to recommend Approval.

AYES: **Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia**

NAY: **None**

THE MOTION CARRIED

Item 17 Consideration of the December 6, 2016 Zoning Commission Minutes

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

Election of Officers

Election of Officers to take effect January 17, 2017.

VICE-CHAIR

Catherine Hernandez, Planning Manager, called for nominations for Vice-Chairman.

Commissioner Kamath nominated Ricardo Briones for Vice-Chairman and was seconded by Commissioner Greer.

ALL VOTED IN AFFIRMATIVE.

PRO-TEM

Catherine Hernandez, Planning Manager, called for nomination for Pro-Tem.

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Commissioner McGhee nominated Cecilia Garcia for Pro-Tem and was seconded by Commissioner Briones.

ALL VOTED IN AFFIRMATIVE.

Director's Report:

- Staff Vacancies
- Next Zoning Commission meeting date: January 17, 2017

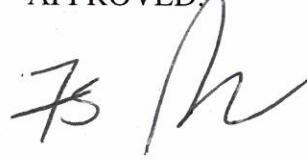
There being no further business, the meeting was adjourned at 3:08 p.m.

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(as amended)

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director