

ZONING CASE # Z2017005 CD (Council District 3 & 5) – June 5, 2018

A request for a change in zoning for properties located within the World Heritage Buffer Zone area, generally located along and near Roosevelt Avenue, Mission Road, South Presa Street, West Mitchell Street, Riverside Drive, Steves Avenue, McKay Avenue, Espada Road, and Villamain from multiple zoning districts to “R-4” Residential Single-Family District; “R-5” Residential Single-Family District; “R-6” Residential Single-Family District; “R-6 CD” Residential Single-Family District with a Conditional Use for Two Dwelling Units; “R-6 CD” Residential Single-Family District with a Conditional Use for Four Dwelling Units, “IDZ” Infill Development Zone District with uses permitted in “MF-33” Multi-Family District and “C-1” Light Commercial District; “IDZ” Infill Development Zone District with uses permitted in "C-2" Commercial District, Multi-Family Residential Uses Not to Exceed 55 Units Per Acre, Bar With and Without Cover Charge, Nightclub With or Without Cover Charge, Parking Garage, Brewery, Micro-Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Townhomes, Coffee Roasting, Food Service Establishment With/Without Cover Charge 3 or More Days Per Week, Beer Garden, Reception Hall/Meeting Facilities, Outdoor Market/Farmer Market, Bed & Breakfast, Boarding Home, Hotel, Hotel Taller than 34 Feet, Water Distillation, Cosmetics Manufacturing or Processing, Fitness Center/Health Club, Natatorium, Recreational Vehicle Park, Flea Market-Indoor and Outdoor, Laboratory-Research or Testing, and Private Club; “IDZ” Infill Development Zone District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel; “MF-33” Multi-Family District; “IDZ” Infill Development Zone District with uses permitted in “C-1” Light Commercial District and Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Reception Hall & Meeting Facilities; “IDZ” Infill Development Zone District with uses permitted in “C-1” Light Commercial and Multi-Family Residential Uses Not to Exceed 55 Units per Acre; “C-1” Light Commercial District; “C-2” Commercial District “C-2NA” Commercial Nonalcoholic Sales District; “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility; “C-3” General Commercial District; “FR” Farm and Ranch District; and “RP” Resource Protection District. All overlay districts remain unchanged. Staff recommends Approval.

Staff mailed 1903 notices to the surrounding property owners within 200 feet, and an additional 1373 notices to the surround property owners within 500 feet. Staff received 84 notices in opposition from property owners who have a property proposed for rezoning, 1 letter of support from a property owner who has property being rezoned, and 138 letters of opposition from employees/customers of a property being proposed for rezoning. The following submitted a letter of support: National Park Service, San Antonio River Authority, Mission Heritage Partners, San Antonio Conservation Society San Antonio Area Tourism Council, Blessed Sacrament Academy, Lone Star Neighborhood Association, Mission San Jose Neighborhood Association, Jesus Toro Martinez, Artist, and 107 Lone Star Blvd. The following submitted a letter in opposition: Hot Wells/Mission Reach Neighborhood Association, Villa Coronado Neighborhood Association, Alliance for San Antonio Missions

Z2017005 CD

Mary Moralez-Gonzales, Senior Planner DSD, presented the zoning case information to the Zoning Commission.

Catherine Hernandez, DSD Administrator, amended the request and listed the properties that had been removed from the map and zoning case.

Proposed Amendments to Remove the Following Properties:

- 1910 ROOSEVELT AVE 1827 MISSION RD 553 E WHITE RD
- 2018 ROOSEVELT AVE
- 426 WHARTON ST
- 429 WHARTON ST
- 211 W MITCHELL ST
- 217 W MITCHELL ST
- 419 W MITCHELL ST
- 423 W MITCHELL ST

Remove the SARA and Bexar County:

- PropID 1134778 located at 731 Riverside Dr
- PropID 1144011 located at SE Military Dr, 999 SE Military
- PropID 1270809
- PropID 1174616 located at S Presa St

Remove properties located along Roosevelt Avenue from SE Military to 410 from the rezoning case as requested by Councilwoman Viagran in a letter signed May 24, 2018 and received at Development Services on May 30, 2018.

Kristie Flores, Planning Manager DSD, verified the list of properties with the inquiring citizens.

German Perez, World Wide Languages, translated for the citizens.

Collen Swain, WHO Director, presented a detailed powerpoint to explain the revised map of the zoning request and the timeline of the case. She stated information regarding the staff and community meetings and the tour of the Proposed World Heritage Area for the Zoning Commissioners. Ms. Swain also addressed the concerns of the citizens.

The following citizens appeared to speak:

Angela Menchaca, 338 Simon, spoke in favor.

George Garcia, spoke in favor.

FR. David Garcia, Mission Conception, spoke in favor.

David Martinez, yielded minutes to Ricardo Martinez.

Ricardo Martinez, 250 Riverside Dr, requested property to be removed from the case.

Maria Luisa Rodriguez, left meeting.

Terry Ybanez, President-Mission San Jose NA, spoke in favor.

Jared Duarte, requested to downsize the amount of tire shops and hotels in the area.

Brady Alexander, Hotwells/Mission Reach NA, spoke in opposition and presented pictures.

Glenn Woods, yielded minutes to Brady Alexander.

Linda Barden, yielded minutes to Brady Alexander.

Olga Martinez, Villa Coronado NA, spoke in opposition.

Virginia Rutledge, yielded minutes to Olga Martinez.

Z2017005 CD

Dean Perry, spoke in opposition.

Gary Nelson, spoke in opposition.

Brenda Pacheco, spoke in favor.

Dr. Carrol Brown, spoke in opposition.

Dr. Carol Gerza yielded minutes to Dr. Carrol Brown.

Jack Craig, yielded minutes to Dr. Carrol Brown.

Alfred Cortez, spoke in opposition.

James Kowalik, left meeting.

Sandra Torres, spoke in opposition to keep the current zoning.

Andy Centeno, spoke in opposition to the large area rezoning, and requested only the area around the missions be considered.

Alice McRae, yielded minutes to Rosemary Zuniga.

Rosie Auguiano, yielded minutes to Rosemary Zuniga.

Doug Raney, left meeting.

Grace Sanchez, spoke in favor.

Rosebud Coffey, left meeting.

Kevin Sekula, left the meeting.

Patti Zaiontz, SAC, read a statement in favor.

Raul Torres, spoke in opposition.

Estella Torres, passed.

Wayne Hawley, passed.

Rebecca De La Garza, spoke in favor.

Kara Campbell, left meeting.

Jaime Campbell, spoke in opposition.

Manof Shah, representative for Nemesh Patel, Mukesh Patel, Arvind Patel, and Jay P. Patel, spoke in opposition.

Mardi Arce, spoke in favor.

Dolores Cortez, yielded minutes to Tom Cortez.

Tom Cortez, spoke in opposition.

Jan Fitts, spoke in opposition.

Alex Villagomez, Royal Coach Auto Shop, spoke in opposition.

Jaswinder Lalia, spoke in opposition.

Rosemary Zuniga, spoke in favor.

Lucio Iturralde, left meeting.

Neal Amin, left meeting.

Melissa Bryant, SARA, spoke in opposition.

Prakash Bhakta, left 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 McGhee and seconded by Commissioner Sipes to recommend Approval as amended.

AYES: Romero, Kamath, Sipes, Nix, McDaniel

NAY: Lopez, Rosalez, Gibbons

THE MOTION FAILED. THE ZONING CASE Z20170005 CD WILL MOVE TO CITY COUNCIL AS DENIAL FOR LACK OF MOTION.

ZONING CASE # Z2017005 CD (Council District 3 & 5) – April 17, 2018

A request for a change in zoning for properties located within the World Heritage Buffer Zone area, generally located along and near Roosevelt Avenue, Mission Road, South Presa Street, West Mitchell Street, Riverside Drive, Steves Avenue, McKay Avenue, Espada Road, and Villamain from multiple zoning districts to “R-4” Residential Single-Family District; “R-5” Residential Single-Family District; “R-6” Residential Single-Family District; “R-6 CD” Residential Single-Family District with a Conditional Use for Two Dwelling Units; “R-6 CD” Residential Single-Family District with a Conditional Use for Four Dwelling Units, “IDZ” Infill Development Zone District with uses permitted in “MF-33” Multi-Family District and “C-1” Light Commercial District; “IDZ” Infill Development Zone District with uses permitted in “C-2” Commercial District, Multi-Family Residential Uses Not to Exceed 55 Units Per Acre, Bar With and Without Cover Charge, Nightclub With or Without Cover Charge, Parking Garage, Brewery, Micro-Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Townhomes, Coffee Roasting, Food Service Establishment With/Without Cover Charge 3 or More Days Per Week, Beer Garden, Reception Hall/Meeting Facilities, Outdoor Market/Farmer Market, Bed & Breakfast, Boarding Home, Hotel, Hotel Taller than 34 Feet, Water Distillation, Cosmetics Manufacturing or Processing, Fitness Center/Health Club, Natatorium, Recreational Vehicle Park, Flea Market-Indoor and Outdoor, Laboratory-Research or Testing, and Private Club; “IDZ” Infill Development Zone District with uses permitted in “C-2,” Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel; “MF-33” Multi-Family District; “IDZ” Infill Development Zone District with uses permitted in “C-1” Light Commercial District and Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Reception Hall & Meeting Facilities; “IDZ” Infill Development Zone District with uses permitted in “C-1” Light Commercial and Multi-Family Residential Uses Not to Exceed 55 Units per Acre; “C-1” Light Commercial District; “C-2” Commercial District “C-2NA” Commercial Nonalcoholic Sales District; “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility; “C-3” General Commercial District; “FR” Farm and Ranch District; and “RP” Resource Protection District. All overlay districts remain unchanged. Staff recommends Approval.

Z2017005 CD

Staff mailed 1903 notices to the surrounding property owners, 19 in opposition, 1 in favor within the 200 feet notification area, and 4 in opposition and 2 in favor from outside the 200 feet buffer. Letters of support were submitted by San Antonio River Authority, San Antonio Conservation Society, Lone Star Neighborhood Association, Blessed Sacrament Academy, & National Park Service and letters in opposition were submitted by Mission Reach Hot Wells NA and Mission San Jose NA.

Mary Morales-Gonales, DSD Senior Planner, CoSA, presented case Z2017005 CD to the Zoning Commission.

Collen Swain, WHO, presented a powerpoint presentation to the Planning Commission regarding the timeline process of the community outreach, budget, and the land use amendments with the explanation of the changes within each corridor. She stated the mission is to diversify the area by bringing people together through development.

The following citizens appeared to speak:

Margaret Carrisal, spoke in opposition and requested to keep current zoning.

Garry Nelson, spoke in opposition.

Linda Barden, yielded minutes to Garry Nelson.

Brady Alexander, Hot Wells Mission Reach Association President , spoke in opposition and read a statement in opposition from Olga Martinez and the Villa Coronado NA.

Olga Martinez, left.

Steven Salas, yielded minutes to Brady Alexander.

Richard Farrar, yielded minutes to Brady Alexander.

K.M. Patel, passed.

M B Jariwala, yielded minutes to Virginia Rutledge.

Robert Martinez, yielded minutes to Wayne Hawley.

Wayne Hawley, spoke in opposition.

Enedelia Rangel, left.

Sandra Bratcher, business owner, spoke in opposition.

Rosemary Zuniga, spoke in opposition.

Alice Salas, yielded minutes to Rosemary Zuniga.

Z2017005 CD

Carroll Brown, read a statement in opposition regarding the grandfather clause and blanket zoning.

Carol B. G. yielded minutes to Carroll Brown.

Jan Fitts, yielded minutes to Carroll Brown.

Karl Baker, Steves Ave property owner and amended the zoning to add “H” for “Hospital Use.”

Hefan Thakos, yielded minutes to Karl Baker.

Buck Benson, 4918 Roosevelt representative, not in favor of the rezoning, however requested the portion on the frontage of the property for “C-1” and for the remainder to stay with the current zoning.

Jaek Craig, yielded minutes to Buck Benson.

Carol Collins, left.

Maria Auador, left.

Deborah Price, spoke in opposition.

Miguel Ruiz, left.

Alberto Salas, yielded minutes to Virginia Rutledge.

Virginia Rutledge, spoke in opposition and stated the proposal is too large and moving fast with many properties.

Karaline Campbell, yielded minutes to Jaime Campbell.

Jamie Campbell, spoke in opposition and stated his business is an open air business.

Mukesh Patel, passed.

Rahil Properties, passed.

Raintree Inn, passed.

Rebecca De La Garza, spoke in favor and stated her property is 5503 S. Presa.

Patti Zaiontz, San Antonio Conservation Society, read a statement in favor.

Abby Gonzalez, passed.

Thomas Cortez, left.

Diane Camarillo, left.

Z2017005 CD

Ricardo Martinez, 250 Riverside Dr., requested to keep current zoning.

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 McGhee and seconded by Commissioner Briones for a continuance to June 5, 2018 for the following:

- 250 Riverside Drive
- All properties on Roosevelt from SE Military to 410

After discussion, the Chair requested the motion be amended.

An amended motion was made by Commissioner McGhee and seconded by Commissioner Briones for a continuance to June 5, 2018 for all the proposed properties.

**AYES: Romero, Lopez, Head, McGhee, Kamath, Briones, Sipes, Gibbons, Nix,
McDaniel**

NAY: None

THE MOTION CARRIED