

April 17, 2018

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 17, 2018**

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.

1:00 PM – Public Hearing

Roll Call

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

Absent: None

Soraya Stonely, World Wide Languages, translator was present.

COMBINED HEARING:

Item 3 (Continued from 04/03/18) **ZONING CASE # Z2018130 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 57 units per acre on 1.711 acres out of NCB 2310, located at 1409 Buena Vista Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18040)

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

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 8 **ZONING CASE # Z2018150 (Council District 2):** A request for a change in zoning from "RM-5 AHOD" Residential Mixed Use Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on the north 50 feet of Lot A3 and the west 34 feet of north 90 feet of Lot A4, Block 1, NCB 46, located at 1420 Austin Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition, and no response from the Downtown Residents Neighborhood Association.

April 17, 2018

The following citizens appeared to speak:

Liz Franklin, spoke in favor of the request and stated farewell to the Zoning Commissioners.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 10 ZONING CASE # Z2018152 CD (Council District 8): 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 Conditional Use for a Medical Office on Lot 58, Block 4, NCB 11614, located at 7215 West Beverly Mae Drive. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Dream Hill Estates.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 13 ZONING CASE # Z2018173 (Council District 10): A request to assign zoning for property "OCL" Outside the City Limits to "C-1 MC-3" Light Commercial Austin Highway/Harry Wurzbach Metropolitan Overlay District on 2.520 acres out of CB 5742, generally located along properties and the right-of-way between 701 Austin Highway and Rittiman Road to the 6000 block of North New Braunfels Avenue. Staff recommends Approval.

Staff mailed 4 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Terrell Heights Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

April 17, 2018

INDIVIDUAL CONSIDERATION

Item 1 (Continued from 03/20/18) **ZONING CASE # Z2018098 (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 RIO-7D HS AHOD" General Industrial River Improvement Overlay Historic Significant Airport Hazard Overlay District to "IDZ RIO-7D AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar/Tavern and Multi-Family with no more than 150 units per acre and to remove the Historic designation on 7.527 acres out of NCB 985, located at 931 South Flores Street. Staff recommends Approval.

Staff mailed 54 notices to the surrounding property owners, 3 returned in favor, and 45 returned in opposition.

Patrick Christensen, representative, presented a power point presentation with the information regarding the future project, and stated he has tried to reach out to the community.

The following citizens appeared to speak:

Tracy Moon, Executive Director King William NA, spoke in opposition regarding the number of units and the density.

Kris Bentkowski, yielded minutes to Summer Greathouse.

Brandi Ware, yielded minutes to Summer Greathouse.

Summer Greathouse, presented a powerpoint presentation in opposition with the following issues; density, land use, and showed pictures of the surrounding area stating the project is not appropriate for the area.

Tomme Hall, yielded minutes to Cathey Meyer.

Cathey Meyer, Judson Candy Lofts, spoke in opposition stating the project would cause an obstruction to Ruby City.

Karl Baker, PACE Foundation, spoke in opposition with regards to conflict with Ruby City.

Orlando Rangel, spoke in opposition and stated his home is next to Dean Steel.

Peter Swerzenski, stated he agrees with the fellow speakers in opposition.

John Allman, spoke in opposition regarding parking issues.

Sally Hammann, yielded minutes to Sonny Collins.

Nancy Nash, yielded minutes to Sonny Collins.

Sonny Collins, stated he met with the representative and spoke in opposition with the following issues; setbacks, height restrictions, limited density, and would like to have a project to enhance the area.

April 17, 2018

Gary Patterson, yielded minutes to Christine Vina.

James Dickey, yielded minutes to Christine Vina.

Christine Vina, spoke in opposition with regards to inappropriate density with the project.

Susan Patterson, spoke in opposition.

Cherise Bell, spoke in opposition and stated the Zoning Commission's recommendation will impact other Commission Boards.

Suzanne Carnes, yielded minutes to Georgia Erck.

John Carnes, yielded minutes to Georgia Erck.

Chris Burrell, yielded minutes to Georgia Erck.

Georgia Erck, spoke about Chris Park and Ruby City, and stated the project is requesting excessive height limits and will cause more traffic in the area.

Topher Guerra, yielded minutes to Susan Heard.

Patrick O'Hare, yielded minutes to Susan Heard.

Susan Heard, former Zoning Commissioner, spoke in opposition and stated the project would be an obstruction to Ruby City.

Carla Dempsy, spoke in opposition.

Christopher Erck, spoke in opposition.

Jane Henry, stated she agreed with the fellow speakers in opposition.

Linda Hardberger, spoke in opposition and requested the Zoning Commission delay or deny.

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, Rosalez, Sipes, Nix, McDaniel

NAY: Head, Kamath, Briones, Gibbons

THE MOTION CARRIED AS DENIAL

April 17, 2018

The Zoning Commission recessed into a break at 2:50 pm.

The Zoning Commission reconvened into session at 3:00 pm.

Item 2 (Continued from 04/03/18) **ZONING CASE # Z2018119 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.425 acres out of NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18036)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Highland Hills Neighborhood Association is in opposition.

Dan Whalen, representative, amended zoning request to "C-2 S" with specific use authorization for a Hotel.

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 Rosalez for a continuance to May 1, 2018.

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

NAY: None

THE MOTION CARRIED

Item 7 **ZONING CASE # Z2018148 CD (Council District 7):** A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body on Lot 23, Block 10, NCB 15038, located at 6210 N.W. Loop 410. 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 Thunderbird Hills Neighborhood Association.

Mario Ruiz, representative, stated the shop is in existence.

The following citizens appeared to speak:

Ben Culpepper, 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.

April 17, 2018

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Commissioner Rosalez left the Zoning Commission meeting at 4:04 pm.

- Item 4 ZONING CASE # Z2017005 CD (Council District 3 & 5):** 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, 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.

April 17, 2018

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.

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.

April 17, 2018

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 to 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.

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.

April 17, 2018

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, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Commissioner Briones left the Zoning Commission meeting at 5:30 pm.

Commissioner Kamath left the Zoning Commission meeting at 5:30 pm.

The Zoning Commission recessed into a break at 5:25 pm.

The Zoning Commission reconvened into session at 5:30 pm.

Commissioner Gibbons stepped out of the Zoning Commission meeting at 5:30 pm.

Item 5 ZONING CASE # Z2018136 (Council District 8): A request for a change in zoning from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay District to "MXD MLOD-1 MSAO-1" Mixed Use District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18043)

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Alvin Peters, representative, requested a continuance.

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.

April 17, 2018

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Nix for a continuance to May 1, 2018.

AYES: Romero, Lopez, Head, McGhee, Sipes, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Commissioner Gibbons re-entered the Zoning Commission meeting at 5:38 pm.

Item 6 ZONING CASE # Z2018146 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot 13, Block 3, NCB 12116, located at 9219 Towering Oaks Street. Staff recommends Approval.

Staff mailed 80 notices to the surrounding property owners, 1 returned in favor, 14 returned in opposition, and no response from the Greater Marymont Area Neighborhood Association.

Juan Rodriguez, representative, requested continuance to work with the community.

The following citizens appeared to speak:

Alan Forshage, yielded minutes to Wanda Forshage.

Lourdes Campos, yielded minutes to Wanda Forshage.

Wanda Forshage, spoke in opposition regarding environmental issues, and the wildlife/greenery in the area.

Jerri Wylie, passed.

Debbie Muellich, yielded minutes to Alan Forshage.

Alan Forshage, spoke in opposition regarding the safety from the increased traffic.

Mark Marshall, spoke in opposition.

Kathy Taylor, left the meeting.

Raymond Brown, yielded minutes to Mark Levesque.

John McDougall, yielded minutes to Nora McDougall.

Nora McDougall, spoke in opposition regarding traffic issues.

Raul Reyes, spoke in opposition regarding traffic issues and requested the zoning not change.

Marc Levesque, spoke in opposition of the project.

April 17, 2018

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 Nix and seconded by Commissioner McGhee for a continuance to May 15, 2018.

AYES: Romero, Lopez, Head, McGhee, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 9 ZONING CASE # Z2018151 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single- Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, Block 1, NCB 10110 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18045)

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the North Shearer Hills Neighborhood Association.

Patrick Christensen, representative, stated they project is to request consistent zoning for an existing parking lot and add a greenhouse, he also stated he is trying to work with the community.

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 for a continuance to May 1, 2018.

AYES: Romero, Lopez, Head, McGhee, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

April 17, 2018

Item 11 ZONING CASE # Z2018155 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for eleven (11) Townhomes on Lot 8 and Lot 16, Bock 2, NCB 1029, located at 907, 919, and 923 Piedmont Avenue. Staff recommends Approval.

Staff mailed 53 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Denver Heights Neighborhood Association is in opposition.

Ken Brown, representative, amended the zoning request from (11) eleven units to (10) ten units to accommodate for additional parking and a dog park.

The following citizens appeared to speak:

Rafael Ramirez, left.

Sam Maropis, left.

Gonzalo Ramirez, left.

Linda Ramirez, left.

Consuelo Cano, left.

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 Head and seconded by Commissioner McGhee to recommend Approval as amended.

AYES: Romero, Lopez, Head, McGhee, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2018156 CD (Council District 8): A request for a change in zoning from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bull Military Sound Attenuation Overlay District to "L MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 0.853 acres out of NCB 35733, located at 7081 Heuermann Road. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 8 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Friends of Friedrich Wilderness Park.

April 17, 2018

Jerry Arredondo, representative, requested a continuance.

The following citizens appeared to speak:

Gerald Taylor, left.

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 Chairwoman Romero and seconded by Commissioner McDaniel for a continuance to May 1, 2018.

AYES: Romero, Lopez, Head, McGhee, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 14 Consideration of the April 3, 2018 Zoning Commission Minutes

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

Director's Report:

There being no further business, the meeting was adjourned at 6:25 p.m.

April 17, 2018

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director