

March 1, 2016

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
March 1, 2016**

DRAFT

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.

**1. 1:00 PM – Public Hearing**

**2. Roll Call.**

**Present:** P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, King, Garcia

**Absent:** Shaw

**COMBINED HEARING:**

- 3. ZONING CASE # Z2016092 (Council District 2):** A request for a change in zoning from "I-1 MC-3 AHOD" General Industrial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District on the Northeast 160 feet of Lot 3, NCB 12172 located at 1950-1960 Austin Highway. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Garcia to recommend approval.

**Ayes:** P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, King, Garcia

**NAY:** None

**THE MOTION CARRIED**

- 4. ZONING CASE # Z2016093 (Council District 2):** A request for a change in zoning from "O-2 H AHOD" High-Rise Office Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on the South 89.21 feet of Lot 25 and the West 10 feet of the South 89.21 feet of Lot 26, Block 2, NCB 1370 and North 89.21 feet of Lot 25 and the North 89.21 feet of the West

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10 feet of Lot 26, Block 2, NCB 1370 located at 1833 East Houston Street. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Garcia to recommend approval.

**Ayes: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

### **REQUESTED CONTINUANCES:**

7. **(Continued from 02/16/16) ZONING CASE # Z2016077 (Council District 10):** A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-3" Residential Single-Family District not to exceed seven (7) Residential Single-Family Detached Units on 0.50 acres of land out of NCB 11876, located at 1823 East Lawndale Drive. Staff recommends Denial.

James McKnight, representative, stated he plans to amend the request for the number of units, and will work with the surrounding community to come to an agreement.

### **The following citizens appeared to speak:**

Esther Astudio, 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 King and seconded by Commissioner Garcia for a continuance to March 15, 2016.

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**Ayes: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose-Gonzales, Romero, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

8. **(Continued from 02/16/16) ZONING CASE # Z2016091 (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District on 1.65 acres of land out of NCB 531, located at 901 North Pine, 914 and 918 North Olive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16027)

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 and seconded by Commissioner Garcia for a continuance to April 5, 2016.

**Ayes: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

9. **(Continued from 02/16/16) ZONING CASE # Z2016083 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 8 & 9, Block 2, NCB 2276 located at 2219 West Houston Street. Staff recommends Denial.

The applicant was not present.

**The following citizens appeared to speak:**

Mary Alice Cisneros, spoke in opposition, and presented the Zoning Commissioners with a signed petition against the zoning request.

Lorenzo Martinez, spoke in opposition.

Karen Brown, spoke in opposition.

Shane Rogers, spoke in opposition.

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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 Briones for a continuance to March 15, 2016.

**AYES: Diaz-Sanchez, Briones**

**NAY: P. McGee, J. McGhee, Salazar, Martinez, Rose-Gonzales, Romero, King, Garcia**

### **THE MOTION FAILED**

A motion to reconsider was made by Commissioner Martinez and seconded by Commissioner Garcia.

**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

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

**AYES: P. McGee, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, King, Garcia**

**NAY: Diaz-Sanchez**

### **THE MOTION CARRIED AS DENIAL**

10. **ZONING CASE # Z2016094 (Council District 9):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 2.559 acres of land out of NCB 11766 located at 10400-10500 Block of West Avenue and 1702, 1710, and 1718 Anchor Drive. Staff recommends 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.

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### **COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King for a continuance to March 15, 2016.

**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, King, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

### **INDIVIDUAL CONSIDERATION**

11. **ZONING CASE # Z2016076 S ERZD (Council District 9):** A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Carwash on Lot 7, Block 10, NCB 18218 located at 3103 TPC Parkway. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Winchester Hills Neighborhood Association.

Mike Barr, SAWS Representative, presented SAWS recommendation of Approval.

Ashley Farrimond, representative, stated the request is for a Carwash that will be part of a retail center. The representative stated they are in agreement with all of SAWS recommendations.

**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 P. McGee and seconded by Commissioner King to recommend approval with all of SAWS Recommendations.

**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, King, Garcia**

**NAY: Romero**

### **THE MOTION CARRIED**

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12. **(Continued from 02/02/16) ZONING CASE # Z2016019 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District to allow for five (5) Single-Family Dwellings on 0.29 acres of land out of NCB 2574 and NCB 2859 located in the 200 Block of Simon Street.

Staff mailed 40 notices to the surrounding property owners, 1 returned in favor, and 11 returned in opposition, and the Lone Star Neighborhood Association is neutral.

Salah Diab, representative, stated the plan amendment request was approved, and the zoning request is for IDZ with uses for 5 houses on the property.

Peter Greenblum, applicant, stated he addressed the concerns of the neighborhood association.

**The following citizens appeared to speak:**

Susan Powers, spoke regarding neighborhood concerns.

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 Garcia to recommend Denial.

**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, King, Garcia**

**NAY: None**

**THE MOTION CARRIED AS DENIAL**

13. **(Continued from 02/02/16) ZONING CASE # Z2016031 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 31, Block 24, NCB 11357 located at 2122 Valencia Calle. Staff recommends Denial.

Staff mailed 39 notices to the surrounding property owners, 10 returned in favor, 0 returned in opposition.

Jose Cruz Montelongo, applicant, stated he is requesting the zoning change to convert the top part of his garage into a bathroom to accommodate for his family.

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Claudio Aguion, translator for the applicant.

**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 Briones and seconded by Commissioner Salazar to recommend approval.

**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose Gonzales, King, Garcia**

**NAY: Romero**

**THE MOTION CARRIED**

15. **ZONING CASE # Z2016073 (Council District 5):** 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 7, Block 41, NCB 3640 located at 2602 Leal Street. Staff recommends Denial with an alternate recommendation.

Staff mailed 23 notices to the surrounding property owners, 5 returned in favor, 1 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Gregory Esquivel, applicant, wants to open a small café shop, and amended his request to "NC".

**The following citizens appeared to speak:**

Julia Soto, spoke in opposition.

Bertha Hernandez, spoke in opposition.

Fidencio Villa, spoke in opposition.

Moses Garcia, 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 Briones and seconded by Commissioner Salazar for a continuance to April 5, 2016.

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**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, King, Garcia**

**NAY: None**

**THE MOTION CARRIED.**

**Commissioner Briones left the Zoning Commission meeting at 2:53 pm.**

16. **ZONING CASE # Z2016095 S (Council District 9):** A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with a Specific Use Authorization for a Wireless Communications Facility within 200-feet of a Residential Structure on Lot 152, Block 1, NCB 16699 located at 5247 Vance Jackson. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition. The response from the Vance Jackson Neighborhood Association is undetermined.

Adam McGrer, representative, stated the request is for a stealth wireless communication tower which will be located on the property next to the existing church. The representative stated the generator would not be visible and the design of the tower would complement the church and the community as there would be a decorative white cross on the top of the tower.

**The following citizens appeared to speak:**

Caroline Royal, spoke in opposition.

Donald Royal, spoke in opposition.

Vince Zapata, 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 P. McGee and seconded by Commissioner Salazar for a continuance to March 15, 2016.

**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Martinez, Rose Gonzales, Romero, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**



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17. **ZONING CASE # Z2016096 (Council District 1):** 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 5 and part of Lot 6, NCB 3254 located at 1330 West Mulberry Avenue. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Keystone Neighborhood Association.

Jose Garza, applicant, stated he is requesting the zoning change to build an office for his current business. Applicant agreed to amend the request to "C-1".

**The following citizens appeared to speak:**

Pastor Bez Cummings, spoke in opposition for C-2.

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 Garcia to recommend approval for "C-1 AHOD"

**AYES: P. McGee, Diaz-Sanchez, J. McGhee, Salazar, Martinez, Rose Gonzales, Romero, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

18. **Consideration of the February 16, 2016 Zoning Commission Minutes.**

Commissioner Martinez motioned for approval of the minutes, the motion was seconded by Commissioner P. McGee, and all Commissioners voted in the affirmative.

19. **Director's Report:**

27. There being no further business, the meeting was adjourned at 3:27 p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary