

April 5, 2016

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
April 5, 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. 1:15 PM – Public Hearing**

**2. Roll Call.**

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

**Absent:** None

**COMBINED HEARING:**

- 3. ZONING CASE # Z2016106 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.107 acres of land out of NCB 8289 located 723 North General McMullen Drive. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition. No responses from the Prospect Hill and Norman Vista Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval.

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

**NAY:** None

**THE MOTION CARRIED**

- 4. ZONING CASE # Z2016108 (Council District 7):** A request for a change in zoning from "NP-10 S" Neighborhood Preservation District with Specific Use Authorization for Horse Stable/Equestrian Center to "MF-33" Multi-Family District on Lot P-16, NCB 15663 located at 11043 North Loop 1604 West. Staff recommends Approval.

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

April 5, 2016

### **COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval.

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

**NAY:** None

### **THE MOTION CARRIED**

5. **ZONING CASE # Z2016110 (Council District 6):** A request for a change in zoning from "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "MF-18" Limited Density Multi-Family District on Lot P-6, Lot P-10 and Lot P-11, NCB 17639 located at 9936 and 10148 Culebra Road. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Mountain View Coalition is in favor.

### **COMMISSION ACTION**

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval.

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

**NAY:** None

### **THE MOTION CARRIED**

### **REQUESTED POSTPONEMENTS:**

**Z2016091**

**Z2016050**

**Z2016077**

### **REQUESTED CONTINUANCES:**

6. **(Continued from 03/15/16) ZONING CASE # Z2016095 S (Council District 9):** A request for a change in zoning from "R-5" Residential Single-Family to "R-5 S" Residential Single-Family with Specific Use Authorization for a Wireless Communication 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, 2 returned in opposition, and no response from the Vance Jackson Neighborhood Association.

April 5, 2016

Gus Lopez, representative, requested the continuance to work with the surrounding community.

**The following citizens appeared to speak:**

Caroline Royall, 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 Diaz-Sanchez for a continuance to April 19, 2016.

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

**NAY:** None

**THE MOTION CARRIED**

10. **(Continued from 03/15/16) ZONING CASE # Z2016098 CD (Council District 2):** A request for a change in zoning from "R-4 NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Hair Salon on 0.1886 acres of land out of NCB 6229 located at 143 Perry Court. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 5 returned in favor, 2 returned in opposition, and the Mahncke Park Neighborhood Association is in opposition.

Patrick Christensen, representative, requested the continuance to prepare on the case, due to being the new hired attorney for the applicant.

**The following citizens appeared to speak:**

Richard Felter, President of the Mahncke Park Neighborhood Association, spoke in opposition.

Joyce Felter, Mahncke Park Neighborhood Association, spoke in opposition.

Joan Brooks, Vice President of Mahncke Park Neighborhood Association, spoke in opposition.

April 5, 2016

Carlynn Ricks, spoke in opposition.

Homer Hayes, Mahncke Park Neighborhood Association, spoke in opposition.

Camis Milam, spoke in opposition.

Mark Fassold, spoke in opposition.

Francille Radmann, 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 Chairman Shaw and seconded by Commissioner Briones for a continuance to April 19, 2016.

**Ayes: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Romero**

**NAY: Salazar, Rose-Gonzales, P. McGee, King, Garcia**

### **THE MOTION CARRIED**

11. **ZONING CASE # Z2016107 CD (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Four (4) Residential Units on Lot 19, Block 21, NCB 3289, located at 333 Hammond Avenue. Staff recommends Denial, with alternate recommendation.

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 J. McGhee and seconded by Commissioner Romero for a continuance to April 19, 2016.

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

**NAY: None**

### **THE MOTION CARRIED**

April 5, 2016

### **INDIVIDUAL CONSIDERATION**

15. **(Continued from 03/01/16) 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 "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 7, Block 41, NCB 3640 located at 2602 Leal Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 7 returned in favor, 5 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Christopher Gonzales, representative, zoning request is for a small restaurant shop, and stated they were not planning to serve alcoholic beverages. The representative also stated they have plans to address the parking concerns.

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

Bertha Hernandez, spoke in opposition.

Julia Soto, spoke in opposition.

Moses Garcia, spoke in opposition.

Melecio Villa, spoke in opposition.

Fidencio Villa, 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 Martinez to recommend Denial.

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

**NAY: None**

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

**Commissioner Martinez and Commissioner Rose-Gonzales left the Zoning Commission meeting at 2:30 p.m.**

April 5, 2016

16. **(Continued from 03/15/16) 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.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Greater Harmony Hill Neighborhood Association.

Miles Stanley, representative, explained the requested zoning is for a multi-family development. He stated the planning commission approved the plat that was submitted, and has been working with the drainage plans.

**The following citizens appeared to speak:**

Phil Phillips, spoke in opposition.

Tim Howell, 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 Diaz-Sanchez to recommend Denial.

**AYES: Diaz-Sanchez, Salazar, Briones, P. McGee, King**

**NAY: Shaw, J. McGhee, Romero, King, Garcia,**

**THE MOTION FAILED.**

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

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Romero, King, Garcia**

**NAY: Salazar, P. McGee**

**THE MOTION CARRIED.**

April 5, 2016

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

**AYES: Shaw, J. McGhee, Romero, King, Garcia**

**NAY: Diaz-Sanchez, Salazar, Briones, P. McGee,**

**THE MOTION FAILED. ZONING CASE Z2016094 PASSED TO CITY COUNCIL AS DENIAL.**

**Commissioner Salazar left the Zoning Commission meeting at 3:00 p.m.**

17. **(Continued from 03/15/16) ZONING CASE # Z2016102 (Council District 1):** A request for a change in zoning from "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District to "PUD R-5" Planned Unit Development Single-Family Residential District with a decrease in the perimeter setback line on Lot 13 and P-102, NCB 11641 located at 5126 and 5130 Vance Jackson. Staff recommends Approval.

Staff mailed 43 notices to the surrounding property owners, 2 returned in favor, 6 returned in opposition, and the Vance Jackson Neighborhood Association is in favor.

James Griffin, representative, requested the zoning change for a high-end single family project. The representative also stated they have worked with the surrounding 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.

## **COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner J. McGhee to recommend Approval with staff's recommendations and the following conditions:

- With an 8 foot fence
- With setbacks stated: 5 foot setback on Lot 1, 15 foot setback on Lot 19, 10 foot setback on Lot 9, and a 5 foot setback on Lot 18

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

April 5, 2016

17. **ZONING CASE # Z2016099 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4001 acres from Lot 8, Block 38, NCB 3697, located at 802 Brady Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16030)

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition.

George Abraham, applicant, stated the zoning change is for a small convenience store and laundry facility. The applicant has stated the hours of operation are planned to be 7 am to 10 p.m. and he will continue to work with the community.

**The following citizens appeared to speak:**

Arturo Cardenas, spoke in favor.

Ricardo Vasquez, 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 Garcia to recommend Approval.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

18. **(Continued from 03/15/16) ZONING CASE # Z2016105 (Council District 5):** A request for a change in zoning "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 39 and 40, Block 3, NCB 8277 located at 134 Colby Street. Staff recommends Denial.

Staff mailed 44 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Alex Dominguez, representative, stated the zoning request is to allow the existing structures to remain.



April 5, 2016

**The following citizens appeared to speak:**

Lalo Alvair, 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 P. McGee to recommend Approval.

**AYES: Shaw, Briones**

**NAY: Diaz-Sanchez, J. McGhee, Romero, P. McGee, King, Garcia**

**THE MOTION FAILED.**

A motion to reconsider was made by Commissioner Garcia and seconded by Commissioner Diaz-Sanchez.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED.**

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

**AYES: Diaz-Sanchez, J. McGhee, Romero, P. McGee, King, Garcia**

**NAY: Shaw, Briones**

**THE MOTION CARRIED.**

18. **ZONING CASE # Z2016109 CD (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Duplex on 0.113 acres of land out of NCB 1852 located at 939 West Craig Place. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 1 returned in favor, 3 returned in opposition, and 1 notice was undecided. The Beacon Hill Neighborhood Association is in favor.

April 5, 2016

Aaron Koch, representative, stated the zoning request is for single family and to allow a duplex on the property.

**The following citizens appeared to speak:**

Cynthia Spielman, representing Beacon Hill Neighborhood Association, spoke in favor.

Mark Spielman, spoke in opposition.

Danny Maldonado, yielded minutes to Mark Spielman.

Cosima Coleman, spoke in favor.

Robin Cochran, spoke in opposition.

Patrick Christensen, spoke in favor.

Cecila Mendoza, 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 Diaz-Sanchez and seconded by Commissioner King to recommend Approval.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Romero, P. McGee, King, Garcia**

**NAY: None**

**THE MOTION CARRIED.**

**19. Consideration of the March 15, 2016 Zoning Commission Minutes.**

Commissioner J. McGhee motioned for approval of the minutes, and Commissioner Garcia seconded. All the Commissioners voted in the affirmative.

**19. Director's Report:**

- IDZ work session on April 19, 2016

20. There being no further business, the meeting was adjourned at 4:17 p.m.

April 5, 2016

APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary