

April 19, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 19, 2016**

DRAFT

The Zoning Commission of the City of San Antonio met in the 1st 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 # Z2016115 (Council District 9):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 17, Block 1, NCB 13197, located at 123 West Rhapsody. Staff recommends Approval. (Associated Plan Amendment 16031)

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no response from the Greater Harmony Hills Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- 4. ZONING CASE # Z2016117 (Council District 4):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 4 and 9, Block 2, NCB 17550 located at 2600 SW Military Drive. Staff recommends Approval.

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

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2016119 (Council District 3):** A request for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on Lot 10 & 14, Block 2, NCB 10764, and the South 89.5 Feet of Lot 2, Block 2, NCB 10764, located at 2255, 2257, and 2261 South WW White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 16036)

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Comanche Community and Jupe Manor Neighborhood Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE #Z2016120 (Council District 10):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 2, Block 2, NCB 17251 located at 14606 Jones Maltsberger Road. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the North Central Thousand Oaks Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE #Z2016124 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.25 acres of land out of NCB 15911 located 11357 N IH 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16033)

Staff mailed 3 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Valley Forge Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE #Z2016125 CD (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Plastic Manufacturing or Processing on Lot 27, NCB 10914 and 4.223 acres out of NCB 10914 located at 9594 US Highway 181. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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5. **ZONING CASE # Z2016129 S (Council District 5):** A request for a change in zoning from "I-1 AHOD" Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House/Reception Hall/Meeting Facility on 0.1381 acres out of NCB 2899, located at 1811 South Laredo Street. Staff recommends Approval.

Staff mailed 3 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Avenida Guadalupe and Collins Garden Neighborhood Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

REQUESTED POSTPONEMENTS:

Z2016116

Z2016126

REQUESTED CONTINUANCES:

6. **(Continued from 04/05/16) 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.

The following citizens appeared to speak:

Debra Benditz, spoke in opposition.

Trudy Rafelson, spoke in opposition.

Donald Royall, spoke in opposition.

Caroline Royall, spoke in opposition.

John Marshall, suggested the applicant and the neighborhood association negotiate.

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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 P. McGee and seconded by Commissioner King for a continuance to May 17, 2016.

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2016118 (Council District 5):** 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 Lots 24 and C, Block A, NCB 7787 and 0.099 acres out of NCB 7787, located at 156, 158, and 160 Koepke Avenue. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16032)

Baltzar Serna, representative, requested the continuance to work with the community and the city.

The following citizens appeared to speak:

Maria Charles, spoke in opposition.

Carl Charles, spoke in opposition.

Al Rostovo, represented Irene Vela, spoke in opposition.

Enrique Castro, 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 May 17, 2016.

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

NAY: None

THE MOTION CARRIED

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INDIVIDUAL CONSIDERATION

15. **ZONING CASE # Z2016130 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 an Animal Clinic on Lot 3, Block 34, NCB 19219, located at 20642 Stone Oak Parkway. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Suzanne Jardine, applicant, stated the zoning request is for a full service veterinary office.

Mike Escalante, SAWS representative, presented SAWS recommendation of Approval.

The following citizens appeared to speak:

Ann Steinberg, 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 P. McGee and seconded by Commissioner Diaz-Sanchez to recommend Approval.

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

NAY: None

THE MOTION CARRIED

16. **(Continued from 03/15/16) ZONING CASE # Z2016097 (Council District 8):** A request for a change in zoning from "MF-33" Multi-Family Residential District to "RM-4" Residential Mixed District on 27.031 acres of land out of NCB 14862 and 6.142 acres of land out of NCB 17204 and to "C-2" Commercial District on 2.6800 acres of land out of NCB 14862, generally located in the 6400 Block of Babcock Road and the 6300 Block of Melissa Ann Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16029)

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Staff mailed 109 notices to the surrounding property owners, 41 returned in favor, and 10 returned in opposition. The Jade Oaks Neighborhood Association is in favor, and no response from the Tanglewood Neighborhood Association. Staff received letters of opposition from the San Antonio Chamber of Commerce, The San Antonio and South Texas CCIM Chapter, The Greater San Antonio Builder's Association, and The Real Estate Council of San Antonio.

Gayle McDaniel, District 8 representative, briefed the zoning commission on the background information of how the rezoning process started with the property. She presented documents related to the sale of the property and maps to the Zoning Commission.

The following citizens appeared to speak:

Lucilo Cantu, CCIM TX Chapter President, spoke in opposition of the down zoning.

William Glenn, President of Woodridge Village Neighborhood Association, spoke in favor.

Paul Basaldua, Mosaic Land Development, spoke in opposition of the down zoning.

Carlos Madero, President of TRA, spoke in favor.

Manuel Pelaez, San Antonio Hispanic Chamber of Commerce, spoke in favor.

Ken Brown, representative for the property owner, spoke in opposition of the proposed rezoning process on the property.

Anisley Patterson, yielded minutes to Ken Brown.

James McKnight, yielded minutes to Ken Brown.

James Griffin, representative for the property owner, spoke in opposition of the rezoning and explained the covenants of the property and the neighborhood association.

Ken Montgomery, Tanglewood Neighborhood Association, spoke in favor.

Susan Storrie, spoke in opposition of Multi-family rezoning.

Ruben Gonzalez, San Antonio Chamber of Commerce, spoke in opposition of the rezoning.

Eric Lamkin, President of the Jade Oaks Neighborhood Association, spoke in favor.

Thomas Moore, Jade Oaks Neighborhood Association, spoke in favor.

George Vann, spoke in opposition of the down zoning.

Denise Vann, spoke in opposition of the rezoning.

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John Crone, spoke in opposition of the down zoning.

Frank Corte Jr., University Baptist Church, spoke in opposition of the proposed rezoning and traffic issues.

Sue Snyder, President of Oakland Estates, spoke in favor.

John Thorton, spoke in favor.

Martha Mangum, Executive Director of the Real Estate Council of San Antonio, spoke in opposition of down-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 Commission had questions and discussions for the District 8 Representative and City Staff.

Gayle McDaniel, District 8 representative, answered questions from the Zoning Commission regarding the property sale.

Catherine Hernandez, Planning Manager, answered planning and zoning questions from the Zoning Commission.

COMMISSION ACTION

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

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Martinez, P. McGee, King, Garcia

NAY: Briones, Rose-Gonzales

ABSTAINED: Romero

THE MOTION CARRIED.

17. **(Continued from 04/05/16) 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 Neighborhood Association is in opposition.

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Ron Ortman, representative, stated the request is to operate an upscale hair salon. The representative presented supporting documents to the Zoning Commission to explain the applicant and the hair salon in depth.

Andrew Guerra, Applicant, explained the lengthy process of rezoning. He stated he wants to be a good neighbor to his community.

The following citizens appeared to speak:

Maria Nora Olivarez, spoke in favor.

Isaac Lopez, spoke in favor.

Susan Johns, spoke in favor.

Mark Fassold, spoke in opposition.

Angela Fassold, yielded minutes to Mark Fassold.

Julie Shank, yielded minutes to Mark Fassold.

Richard Felter, spoke in opposition.

Joyce Felter, spoke in opposition.

Francille Radmann, spoke in opposition.

Carlynn Ricks, spoke in opposition.

Suzanne Menick, spoke in opposition.

Homer Hayes, spoke in opposition.

Stephanie Reaves, spoke in favor.

Cynthia Spielmon, spoke in opposition.

Silvia McCollom, spoke in favor.

Perry Dominguez, spoke in favor.

Joan Brooks, spoke in opposition.

Dr. Michael Stelzer, spoke in favor.

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Anne Johnston, spoke in favor.

Collin Stone, spoke in favor.

Frank McNell, spoke in opposition.

Donald Gonzales, 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 Chairman Shaw and seconded by Commissioner Garcia to recommend Denial.

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

NAY: None

THE MOTION CARRIED

The Zoning Commission recessed for a 10 min break at 4:50 p.m.

Commissioners Salazar, Rose-Gonzales, and King left the Zoning Commission meeting at 4:50 p.m.

17. **(Continued from 04/05/2016) 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.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Highland Park Neighborhood Association is in support of the Staff's recommendations.

Jeff Cryer, applicant, requested the zoning to allow four (4) units to be in compliance on the property.

The following citizens appeared to speak:

Richard Medellin, spoke in opposition

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Tom Wetzler, 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 J. McGhee and seconded by Commissioner Garcia to recommend Approval with for "R-4 AHOD CD" with the Conditional Use for two (2) residential units on the property.

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

NAY: Martinez

THE MOTION CARRIED

18. **ZONING CASE # Z2016113 (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on Lot 6, Block 6, NCB 17640 generally located in the 10200 Block of West Military Drive. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Stephen Lin, representative, requested a 2 week continuance to work with the community and the council district.

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 Martinez and seconded by Commissioner Romero for a continuance to May 3, 2016.

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

NAY: None

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THE MOTION CARRIED

18. **ZONING CASE # Z2016114 (Council District 8):** A request for a change in zoning from "C-2" Commercial District, "C-2 S" Commercial District with Specific Use Authorization for a Carwash and "R-6" Residential Single-Family District to "C-2" Commercial District on 2.41 acres of land out of NCB 18009 located at 10920 Bandera Road. Staff recommends Approval.

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

Jerry Arredondo, representative, requested to amend the zoning request to omit Lot 7, NCB 18009.

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 Romero and seconded by Commissioner Garcia to recommend Approval as Amended.

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

NAY: None

THE MOTION CARRIED.

18. **ZONING CASE # Z2016122 (Council District 8):** A request for a change in zoning from "RM-4" Residential Mixed District, "RM-4 CD" Residential-Mixed with Conditional Use for an Outdoor Art Gallery, and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery to "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback of five (5) feet on 5.86 acres of land out of NCB 14735 located at 11356 Vance Jackson. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Vance Jackson Neighborhood Association.

Daniel Ortiz, representative, requested to amend the zoning request to the minimum ten (10) foot perimeter setback, and stated the "PUD RM-4" would still remain part of the request, as presented in the site plan for a gated subdivision.

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The following citizens appeared to speak:

Tommy Keck, spoke in opposition

Julie Keck, spoke in opposition

Karen Vaught, spoke in opposition

Blaine Smith, spoke in opposition

Ken Stowers, spoke in opposition

Jane Kachtik, 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 Romero and seconded by Commissioner Garcia to recommend Approval with the ten (10) foot setback.

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

NAY: None

THE MOTION CARRIED.

18. **ZONING CASE # Z2016127 (Council District 1):** A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16034)

Staff mailed 41 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Los Angeles Heights Neighborhood Association.

The Applicant was not present.

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

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A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Martinez for a continuance to May 3, 2016.

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

NAY: None

THE MOTION CARRIED.

19. Consideration of the April 5, 2016 Zoning Commission Minutes.

Chairman Shaw motion for approval of the minutes and all the Commissioners voted in the affirmative.

19. Director's Report:

20. There being no further business, the meeting was adjourned at 6:10 p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary