

June 7, 2016

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
June 7, 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.

**1:10 PM – Public Hearing**

Roll Call.

**Present:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**Absent:** Briones, Martinez

Arrianne Villanueva, World-Wide Languages, translator was present.

**COMBINED HEARING:**

Item #6 **(Continued from 05/17/16) ZONING CASE # Z2016146 (Council District 3):** A request to assign zoning for property Outside City Limits to "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 202.85 acres out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16039)

Staff mailed 21 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 King to recommend approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

**THE MOTION CARRIED**

Item #8 **ZONING CASE # Z2016154 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on P-1E, P-13 & P-13B, NCB 14867 located at 12134 Bandera Road. Staff recommends Approval.

Staff mailed 3 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 Romero and seconded by Commissioner King to recommend approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

Item #10 **ZONING CASE # Z2016156 (Council District 7):** A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 27.53 acres of land out of NCB 18112, NCB 18108, NCB 18109, NCB 18105, NCB 18106, NCB 18102, NCB 18099, NCB 18100, and NCB 18103, located at the intersection of Crystal Run and Wurzbach Road. Staff recommends Approval.

Staff mailed 179 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition.

### **COMMISSION ACTION**

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

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

Item #11 **ZONING CASE # Z2016157 (Council District 2):** A request for a change in zoning from "MF-33 AHOD" Multi Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 15.201 acres of land out of NCB 10596, located in the 1400 Block of Springfield Road at Binz-Engleman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16044)

Staff mailed 20 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 Romero and seconded by Commissioner King to recommend approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

- Item #12 **ZONING CASE # Z2016167 (Council District 2):** A request for a change in zoning from "MF-18 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.415 acres of land out of A-4, Block 1, NCB 1346, located at 712 East Josephine Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Downtown Resident Association and Government Hill Alliance Neighborhood Associations.

### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend Approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

- Item #13 **ZONING CASE # Z2016168 (Council District 1):** A request for a change in zoning from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.32 acres out of NCB 989, located at 118 Guadalupe Street. Staff recommends Approval.

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

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### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend Approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

Item #14 **ZONING CASE # Z2016169 (Council District 1):** A request for a change in zoning from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for fifteen (15) single-family residential units on 0.88 acres of land out of NCB 2577, located at 202 Keller Street. Staff recommends Approval.

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

### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend Approval.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

### **THE MOTION CARRIED**

### **REQUESTED CONTINUANCES**

Item #7 **(Continued from 05/17/16) ZONING CASE # Z2016148 (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 8.431 acres out of CB 15602 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 14.752 acres out of CB 15602, located in the 6400 Block of W. Military Drive. Staff recommends Approval.

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## **COMMISSION ACTION**

A motion was made by Commissioner Kamath and seconded by Commissioner King for a continuance to July 5, 2016.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

## **THE MOTION CARRIED**

## **REQUESTED POSTPONEMENTS**

Item #1 Z2016152

## **INDIVIDUAL CONSIDERATION**

Item #2 **ZONING CASE # Z2016128 S ERZD (Council District 9):** A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System on 0.076 acres out of NCB 16331, located at 239 North Loop 1604 West. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

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

Vince Huebinger, representative, stated the zoning request is for the re-location and replacement for an antenna support tower.

**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.

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## COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner King to recommend Approval with all SAWS recommendations.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia

**NAY:** None

## THE MOTION CARRIED

Item # 3 **(Continued from 05/03/16) ZONING CASE # Z2016132 (Council District 3):** A request for a change in zoning from "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "C-2" Commercial District on Lot 8, NCB 12894 and Lot 35, NCB 12891, located at 4642 Rigsby Avenue and 2406 Tyne Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16035)

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, and 7 returned in opposition.

Roger Jimenez, representative, stated he has been working with the community to make improvements to the restaurant and the proposed parking lot.

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

Imogene Foreman, spoke in opposition.

Bernice Dugie, spoke in opposition.

George Whitfield, spoke in opposition.

Veronica Whitfield, spoke in opposition.

Larry Jackson, spoke in opposition.

Tara Jackson, yielded minutes to Larry Jackson.

Mary Jackson, yielded minutes to Larry Jackson.

Mary Helen Perez, 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.

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## **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Rose-Gonzales to recommend Denial.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia  
**NAY:** None

## **THE MOTION CARRIED AS DENIAL**

Item #4 **(Continued from 05/17/16) ZONING CASE # Z2016144 S (Council District 1):** A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District and "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Tire Repair and Auto Muffler Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Transitional Home on Lot A, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16042)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the North Central and Dellview Area Neighborhood Association is favor.

Donald Oroian, representative, stated the zoning request is for a transitional home center for children. He also stated he has been in communication with the surrounding community to address the concerns.

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

Mariana Ornelas, Former President of Dellview Neighborhood Association, read a statement in favor on behalf of the neighborhood association.

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.

**Ayes:** Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia  
**NAY:** None

## **THE MOTION CARRIED**

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Item #5 **(Continued from 05/17/16) ZONING CASE # Z2016145 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563, located at 1302 S. Flores Street and 1811 S. Alamo Street. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and the King William Neighborhood Association is in opposition.

David Adelman, owner, stated the planned project is to renovate the building, and create a mixed use space for creative office, coffee shop, or bar. The property owner stated he has worked with the surrounding community, and is willing to restrict outdoor amplified music.

Jose Nino, representative, assisted the property owner on the zoning process, and engaged with the neighborhood for questions and concerns. He presented a petition of support from the surrounding community to the Zoning Commission.

**The following citizens appeared to speak:**

Cherise Bell, Executive Director of the King William Neighborhood Association, spoke in opposition.

Sylvia Trevino, representing for Cristela Canales, 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 J. McGhee to recommend Approval.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**



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- Item #9 **ZONING CASE #Z2016155 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1, 2, 3, Block 29, NCB 10911, located in the 4000 Block of Goliad Road. Staff recommends Denial. (Associated Plan Amendment 16043)

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

Spencer Ramirez, applicant, stated the re-zoning request is to put a mobile food truck business on the subject property. The applicant commented that commercial zoning would fit with the surrounding area of his property. He presented a petition signed from the surrounding neighbors to the Zoning Commission, and requested a continuance to continue working with the community.

**The following citizens appeared to speak:**

Karen Ellington, spoke in favor.

Jose Escobedo, 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 King for a continuance to June 21, 2016.

**AYES: Shaw, Diaz-Sanchez, J. McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia**

**NAY: None**

**THE MOTION CARRIED**

June 7, 2016

**Election of Officers:**

Election of Officers takes effect on June 21, 2016.

**VICE-CHAIR**

Chairman Shaw called for nominations for Vice-Chairman.

Commissioner Garcia nominated Commissioner Romero for Vice-Chairman and was seconded by Commissioner King.

**ALL VOTED IN AFFIRMATIVE.**

**PRO-TEM**

Chairman Shaw called for nomination for Pro-Tem.

Commissioner Romero nominated Commissioner Briones for Pro-Tem and was seconded by Commissioner Garcia.

**ALL VOTED IN AFFIRMATIVE.**

**Item #15 Consideration of the May 17, 2016 Zoning Commission Minutes**

Chairman Shaw 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 3:40 p.m.

June 7, 2016

APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary