

June 21, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 21, 2016**

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.

1:00 PM – Public Hearing

Roll Call.

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

Absent: Ojeda

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

COMBINED HEARING:

Item #4 **(Postponed from 04/05/16) 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 Streets. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16027)

Staff mailed 46 notices to the surrounding property owners, 0 returned in favor, and 1 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: Romero, Garcia, Rose-Gonzales, Diaz-Sanchez, J. McGhee, Kamath, Greer, King, Briones, Shaw.

NAY: None

THE MOTION CARRIED

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- Item #6 **ZONING CASE # Z2016152 CD (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.2266 acres out of NCB 7264, located at 2512 Blanco Road. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and the Edison Neighborhood Association is in support.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval with conditions 1) vehicular access to property from Blanco road only. 2) All on-site lighting shall be directed onto the site and point away from any surrounding residential uses. 3) bufferyard along eastern property line. 4) No temporary signage.

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

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

NAY: None

THE MOTION CARRIED

- Item #8 **ZONING CASE # Z2016161 (Council District 5):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 27 & 28, Block 59, NCB 7981, located at 1507 and 1511 West Southcross Boulevard. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no response from the Tierra Linda Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

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THE MOTION CARRIED

- Item #9 **ZONING CASE # Z2016162 (Council District 2):** A request for a change in zoning from "R-6 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 four (4) Single Family Residential Units on 0.33 acres out of NCB 549, located at 814 Burnet Street. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition and Dignowity Hill Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item #11 **ZONING CASE # Z2016164 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District and "D HS AHOD" Downtown Historic Significant Airport Hazard Overlay District on Lots 1 thru 9 and the South 33.28 Feet of Lot 10, Block 78, NCB 249 and Lot 1, NCB 247, located at 231 and 301 North Medina Street. Staff recommends Approval.

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

COMMISSION ACTION

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

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

NAY: None

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THE MOTION CARRIED

- Item #13 **ZONING CASE # Z2016166 CD (Council District 7):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L CD AHOD" Light Industrial Airport Hazard Overlay District with a Conditional Use for Rock Crushing on Lots P-4 & P-66, NCB 18560, located in the 6800 Block of Low Bid Lane. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and no Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

- Item #14 **ZONING CASE # Z2016170 CD (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 36, Block B, NCB 11514, located at 1427 Bandera Road. Staff recommends Approval.

COMMISSION ACTION

A motion was made by Commissioner Rose-Gonzales and seconded by Commissioner McGhee to continue to July 5, 2016.

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

NAY: None

THE MOTION CARRIED

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REQUESTED POSTPONEMENTS

Item #1 -Z2016142 S, Item #2- Z2016171

INDIVIDUAL CONSIDERATION

Item #3 ZONING CASE # Z2016111 ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "O-1 MLOD-1 ERZD" Office Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 12, Block 18, NCB 14728, located at 12100 Pebble Lane #2. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition and no neighborhood association.

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

Kevin Love, representative, was available to answer questions

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 with all SAWS recommendations.

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

NAY: None

THE MOTION CARRIED

Item #5 (Continued from 06/07/16) 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)

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Staff mailed 17 notices to the surrounding property owners, 2 returned in favor, and 1 returned in opposition.

Spencer Ramirez, applicant, spoke in favor and presented the board with signatures of neighbors for and against.

The following citizens appeared to speak:

Karen Ellington, 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 McGhee and seconded by Commissioner King to recommend Approval of the Applicants request for C-2.

Commissioner McGhee withdrew her original motion and Commissioner King withdrew her second.

A new motion was made by Commissioner McGhee to approve C-1 and was seconded by Commissioner King.

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

NAY: None

THE MOTION WAS MADE TO DENY THE ORIGINAL REQUEST AND RECOMMEND APPROVAL OF C-1.

Item #7 **ZONING CASE # Z2016160 (Council District 3):** 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 11-G, Block 47, NCB 11077, located at 3551 Commercial Avenue. Staff recommends Denial.

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

Othon Ruiz, Applicant, Requested a change from C-2 to C-1, to build a small office for his business.

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No one signed 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 King to Deny the original request of C-2 amend to C-1.

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

NAY: None

THE MOTION CARRIED

Item #10 A Motion was made by Commissioner Romero to reconsider Item # 10 Zoning Case #Z2016163 seconded by Commissioner Garcia.

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

NAY: None

ZONING CASE # Z2016163 (Council District 9): A request for a change in zoning from "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots 8, 9, 10, Block 2, NCB 17261, located at 849 Rhapsody Drive. Staff recommends approval, Pending Plan Amendment. (Associated Plan Amendment 16045)

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

Nejad Sassan, Applicant, spoke of his plans to develop the property in the future.

The following citizens appeared to speak:

Ofelia Garza: Applicant gave her time to Zack Dobin.

Zack Dobin: Representative, spoke in opposition and gave reasons to deny the request.

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 Garcia to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Item #12 **ZONING CASE # Z2016165 (Council District 1):** A request for a change in zoning from "C-3 H HS AHOD" General Commercial King William Historic Historic Significant Airport Hazard Overlay District to "C-3 H HS IDZ AHOD" General Commercial King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.1117 acres out of NCB 744 and "C-3 NR H HS IDZ AHOD" General Commercial Noise Restrictive King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.094 acres out of NCB 744, located at 1009 S. Alamo Street. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. King William Neighborhood Association opposed.

Commissioner Romero asked to speak to the City legal staff.

Commissioner Briones requested a 5 min recess at 2:25pm

The Zoning Commission reconvened at 2:29 pm and **Commissioner Romero** recused herself from Item #12, Zoning Case Z2016165.

Applicant: Frederick Schlather was not present

Trey Jacobsen, Representative, with the firm Golden, Stevens, Cohen and Gordon, spoke on behalf of Mr. Schlather and answered all questions and spoke in favor.

The following citizens appeared to speak:

Cherise Bell: Executive Director of the King William Association spoke in opposition

John Convery: stressed his concerns and 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

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A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner McGhee.

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

NAY: Briones

THE MOTION CARRIED

Item #15 Consideration of the June 7, 2016 Zoning Commission Minutes

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

Director's Report: None

There being no further business, the meeting was adjourned at 2:55 p.m.

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APPROVED:

A handwritten signature in black ink, appearing to read 'W. Shaw', with a stylized, cursive script.

William Shaw, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Mehru Raj', with a stylized, cursive script.

Executive Secretary