

August 2, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 2, 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.

12:30 p.m. - Work Session and discussion of policies and administrative procedures and any items for consideration on the agenda for August 2, 2016.

Roll Call

Present: Diaz-Sanchez, McGhee, Kamath, Rose-Gonzales, Romero, Greer, King, Garcia,
Absent: Briones

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

Staff asked for nominations for Chairman, Commissioner Garcia nominated Commissioner Romero and King seconded the motion. The motion passed unanimously.

Madam Chair Romero requested nominations for Vice-Chair, Commissioner McGhee nominated Commissioner King, Rose-Gonzales seconded the motion. The motion passed unanimously.

Madam Chair Romero stated item #9 was an error on the agenda and will not be considered. Item# 1 was postponed.

COMBINED HEARING:

Item # 3 (Continued from 07/19/16) ZONING CASE # Z2016183 (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 2 and West 23 feet of Lot 3, Block 1, NCB 9201, located at 133 Westminster Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16051)

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition and Woodlawn Lake Neighborhood Association is in opposition.

COMMISSION ACTION

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

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Ayes: King, Garcia, Rose-Gonzales, Diaz-Sanchez, McGhee, Kamath, Greer, Romero
NAY: none

THE MOTION CARRIED

Item #4 (Continued from 07/19/16) ZONING CASE # Z2016195 S (Council District 1): A request for a change in zoning from "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "MF-33 S HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on Lot 11, Block A, NCB 715, located at 411 Barrera Street. Staff recommends Approval.

Staff mailed 48 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and the Lavaca Neighborhood Association is in favor.

COMMISSION ACTION

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

Ayes: King, Garcia, Rose-Gonzales, Diaz-Sanchez, McGhee, Kamath, Greer, Romero
NAY: none

THE MOTION CARRIED

Item #6 ZONING CASE # Z2016199 CD (Council District 8): A request for a change in zoning from "R-6 MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "R-6 CD MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Office on 3.03 acres out of NCB 17844, located at 13409 and 13411 George Road. Staff recommends Approval with the following conditions 1) no construction features would be permitted which would put the structure out of character with the residential neighborhood. 2) Business hours of operation for the general public shall not be permitted before Monday through Friday 7 a.m. or after 6 p.m.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no neighborhood association. Staff recommends approval.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Garcia to recommend approval with all conditions.

Ayes: King, Garcia, Rose-Gonzales, Diaz-Sanchez, McGhee, Kamath, Greer, Romero
NAY: none

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THE MOTION CARRIED

- Item #7 ZONING CASE # Z2016200 CD (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 0.408 acres out of NCB 11715, located at 9823 San Pedro Avenue. Staff recommends Approval with the following conditions 1) all on site lighting shall be directed to the side and point away from any surrounding residential uses 2) a five foot landscape buffer along the front of the property 3) no temporary signage.

Staff mailed 13 notices to the surrounding property owners, 0 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 King and seconded by Commissioner Garcia to recommend approval with all conditions.

Ayes: King, Garcia, Rose-Gonzales, Diaz-Sanchez, McGhee, Kamath, Greer, Romero
NAY: none

THE MOTION CARRIED

- Item #8 ZONING CASE # Z2016201 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 22.96 acres out of NCB 15329, located in the 8200 Block of Potranco Road. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no neighborhood association.

COMMISSION ACTION

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

Ayes: King, Garcia, Rose-Gonzales, Diaz-Sanchez, McGhee, Kamath, Greer, Romero
NAY: none

THE MOTION CARRIED

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Requested Continuances

- Item# 2 (Continued from 07/05/16) ZONING CASE # Z2016040 ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval, pending plan Amendment. (Associated Plan Amendment 16010)

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition and no neighborhood association.

Rob Killen, Representative, requested a one month continuance to September 6, 2016

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose -Gonzales to continue until September 6, 2016.

Ayes: Greer, Garcia, King, Rose-Gonzales, Diaz-Sanchez, McGhee, Kamath, Romero
NAY: none

THE MOTION CARRIED

Individual Consideration

- Item# 5 ZONING CASE # Z2016158 S ERZD (Council District 8): A request for a change in zoning from "MPCD GC-1 UC-1 MLOD AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Loop 1604 Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MPCD S GC-1 UC-1 MLOD AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Loop 1604 Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales on Lot 10, Block 6, NCB 14747, located at 5700 North Loop 1604 West. Staff recommends Approval.

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

Mike Escalante: SAWS representative gave presentation and recommended approval.

James McKnight, Representative, gave a presentation and explained in detail the carwash water reclaiming system and how many cars will be washed per day (15). Mr. McKnight Also proposed 85 percent of water will be recaptured and reused instead of 80 percent.

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COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia to Approve with all SAWS recommendations.

Ayes: Romero, Garcia, Greer, King, Rose-Gonzales, McGhee, Kamath,
NAY: Diaz-Sanchez

THE MOTION CARRIED

Item #10 Consideration of the August 2, 2016 Zoning Commission Minutes

Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

APPROVED:

Director's Report: None

There being no further business, the meeting was adjourned at 1:38 p.m.

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Dr. Francine Romero, Zoning Commission Chair

ATTEST:

Executive Secretary