

August 16, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 16, 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.

12:45 p.m. - Work Session and discussion of policies and administrative procedures and any items for consideration on the agenda for August 16, 2016.

Roll Call

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

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

COMBINED HEARING:

Item # 6

ZONING CASE # Z2016202 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.409 acres out of NCB 10879, located in the 7900 Block of Inner Circle Drive. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

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

Ayes: Briones, Garcia, Rose-Gonzales, Diaz-Sanchez, Head, Kamath, Greer, King,
NAY: none

THE MOTION CARRIED

Item #7

(ZONING CASE # Z2016203 (Council District 3): 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 the E 55 feet of Lot 2, Block B, NCB 11026, located at 2514 East Southcross Boulevard. Staff recommends Approval.

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

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COMMISSION ACTION

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

Blanca Gonzalez: Representative amended her request to “NA” Non Alcoholic Sales.

Ayes: Briones, Garcia, Rose-Gonzales, Diaz-Sanchez, Head, Kamath, Greer, King,

NAY: none

THE MOTION CARRIED AS AMENDED WITH “NA” NON ALCOHOLIC SALES ADDED.

Item #8 ZONING CASE # Z2016204 S (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for Childcare Daycare Center on Lot 2, Block 4, NCB 13346, located at 806 Cobble Drive. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition and no response from Greater Harmony Hills Neighborhood Association.

COMMISSION ACTION

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

Ayes: Briones, Garcia, Rose-Gonzales, Diaz-Sanchez, Head, Kamath, Greer, King,

NAY: none

THE MOTION CARRIED

Item #11 ZONING CASE # Z2016207 (Council District 7): A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 33, Block 2, NCB 8416, located at 150 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16060)

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no response from the Maverick Neighborhood Association and Monticello Park Neighborhood Association is in support.

COMMISSION ACTION

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

Ayes: Briones, Garcia, Rose-Gonzales, Diaz-Sanchez, Head, Kamath, Greer, King

NAY: none

THE MOTION CARRIED

Item #13 ZONING CASE # Z2016209 (Council District 10): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 42 and 43, Block 1, NCB 14952, located in the 5900 Block of Randolph Boulevard. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no neighborhood association.

COMMISSION ACTION

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

Ayes: Briones, Garcia, Rose-Gonzales, Diaz-Sanchez, Head, Kamath, Greer, King,

NAY: none

THE MOTION CARRIED

Item# 14 ZONING CASE # Z2016210 (Council District 8): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 29, Block 2, NCB 11612, located in the 2000 Block of Babcock Road. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition and no response from the Dream Hills Estates Neighborhood Association.

COMMISSION ACTION

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

Ayes: Briones, Garcia, Rose-Gonzales, Diaz-Sanchez, Head, Kamath, Greer, King,

NAY: none

THE MOTION CARRIED

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- Item# 15 ZONING CASE # Z2016211 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 4.51 acres out of NCB 16587, located in the 14500 Block of Toepperwein Road. Staff recommends Approval.

Staff mailed 55 notices to the surrounding property owners, 1 returned in favor, 3 returned in opposition and no neighborhood association.

COMMISSION ACTION

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

Ayes: Briones, Garcia, Rose-Gonzales, Diaz-Sanchez, Head, Kamath, Greer, King,
NAY: none

THE MOTION CARRIED

- Item# 1 Consideration of proposed UDC Amendments to create a new River Improvement Overlay for San Pedro Creek (RIO-7).

Staff mailed 65 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition and no response from the Presido Neighborhood Association.

Corey Edwards: Office of Historical Preservation, gave a presentation and answered questions.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Rose-Gonzales to recommend approval as presented.

Ayes: Garcia, Rose-Gonzales, Diaz-Sanchez, Greer, Head, Briones, Kamath, Diaz-Sanchez, King
NAY: None

THE MOTION CARRIED

CONTINUANCES

- Item# 3 ZONING CASE # Z2016176 ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District and "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone

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District to "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting

Overlay Edwards Recharge Zone District on on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403, located in the 5000 Block of Beckwith Boulevard. Staff recommends Approval.

Patrick Christensen: Applicant requested a continuance to September 6, 2016.

COMMISSION ACTION

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

Ayes: Rose-Gonzales, Garcia, Greer, Diaz-Sanchez, Head, Kamath, Briones, King,
NAY: None

THE MOTION CARRIED

Item# 10 ZONING CASE # Z2016206 (Council District 2): A request for a change in zoning from "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "I-1" General Industrial District on 16.055 acres out of NCB 12886, located at 1054 SE Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16059)

Trey Jacobsen: Applicant requested a continuance to September 20, 2016.

COMMISSION ACTION

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

Ayes: Rose-Gonzales, Garcia, Greer, Diaz-Sanchez, Head, Kamath, Briones, King
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

Item #5 was moved up on the Agenda for Spanish Translation Services (Arrienne Villanueva-Interpreter)

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- Item# 5 ZONING CASE # Z2016187 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 Laundry - Limited To Max of Five Employees on 0.0287 acres out of NCB 17608, located at 19141 Stone Oak Parkway. Staff recommends Approval.

Staff mailed 12 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 with conditions.

Karen Santiago: Applicant stated she will comply with all SAWS recommendations and requested approval.

Carlos Jardin: answered questions and requested approval.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to Approve with all SAWS recommendations.

Ayes: Greer, Rose-Gonzales, Garcia, Diaz-Sanchez, Briones, Head, Kamath, King

NAY:

THE MOTION CARRIED

- Item# 2 ZONING CASE # Z2016174 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to to "MF-25 MLOD AHOD ERZD" Low Density Multi Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 15.85 acres out of NCB 17701, located at 4035 N. Loop 1604. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16048)

Staff mailed 65 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition and no response from the Presido Neighborhood Association.

Mike Barr: SAWS representative gave presentation and recommended approval with all SAWS recommendations.

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Patrick Christensen: stated he has worked with the community and will work and will continue to keep the community informed.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to Approve with all SAWS recommendations.

Ayes: Greer, Rose-Gonzales, Diaz-Sanchez, Briones, Head, Garcia, King, Kamath,
NAY: None

THE MOTION CARRIED

Item#4 ZONING CASE # Z2016185 ERZD (Council District 10): A request for a change in zoning from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District and "R-20" Residential Single-Family District to "PUD R-20" Planned Unit Development Residential Single-Family District and "PUD R-20 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District on 5.99 Acres out of NCB 17194, located at 15832 Jones Maltsberger Road. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and no neighborhood association.

Mike Barr: SAWS representative gave presentation and recommended approval with all SAWS recommendations.

Lee Magum: Applicant, Pape-Dawson was available for questions.

The Following Citizens appeared to speak:

Edward Silvestry: had concerns about flooding and requested more info from the applicant.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Briones to Approve with all SAWS recommendations.

Ayes: King, Briones, Rose-Gonzales, Diaz-Sanchez, Head, Garcia, Greer
NAY: Kamath

THE MOTION CARRIED

Item#9 ZONING CASE # Z2016205 S (Council District 2): A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for a Used Auto Parts Recycler on

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8.351 acres out of NCB 17332, located at 5834 IH 10 East. Staff recommends Denial. (Associated Plan Amendment 16058)

Staff mailed 4 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and no neighborhood association.

Patrick Christensen: Applicant gave a detailed description of the property and requested approval.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Garcia to approve the applicant's request as is.

Ayes: Head, Garcia, Kamath, Rose-Gonzales, Greer, Diaz-Sanchez, Briones, King,
NAY: None

THE MOTION CARRIED

Item#12 ZONING CASE # Z2016208 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 Conditional Use for Four (4) Dwelling Units on Lots 27 and 28, Block 82, NCB 3360, located at 455 Bailey Avenue. Staff recommends Approval

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and Highland Park Neighborhood Association is opposed.

Fernando Morales: Representative gave an overview of the project and answered questions.

The Following Citizens appeared to speak:

Richard Medellin: President of the Highland Park Neighborhood Association is in opposition to High Density Zoning.

Raymond Contreras: spoke in opposition and requested to know who the applicant was going to rent to.

Robert Villarreal: waived time

Joann Villarreal: waived time

Beverly Smith: owner gave a history of the property and requested approval.

COMMISSION ACTION

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A motion was made by Commissioner Garcia and seconded by Commissioner Diaz-Sanchez to continue to September 6, 2016.

Ayes: Garcia, Diaz-Sanchez, Head, Kamath, Rose-Gonzales, Greer, Briones, King,
NAY: None

THE MOTION CARRIED

Item #16 Consideration of the August 2, 2016 Zoning Commission Minutes

Commissioner King 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 2.46 p.m.

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Dr. Francine Romero, Zoning Commission Chair

ATTEST:

Executive Secretary