

October 4, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 4, 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.

1:20 PM – Public Hearing

Roll Call

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

Absent: None

Javier Roman, World-Wide Languages, translator was present.

Postponed

- Item 1 (POSTPONED) ZONING CASE # Z2016253 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay to "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 18.907 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff Recommends Approval, pending Plan Amendment (Associated Plan Amendment 16073)

COMBINED HEARING:

Brad Taylor, President of the Northern San Antonio Hills Neighborhood Association, spoke in favor of case Z2016237.

- Item 3 (Postponed from 09/20/16) ZONING CASE # Z2016237 CD (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for an Indoor Gun Range on Lot 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16069)

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the North San Antonio Hills Neighborhood Association.

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 5 ZONING CASE # Z2016242 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2 P" Commercial Pedestrian District and “RM-4” Residential Mixed District on 0.118 acres out of NCB 6861, located at 103 Carle Avenue. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Lone Star Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 8 ZONING CASE # Z2016245 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 4.189 acres out of NCB 15894, located in the 7000 Block of Woodlake Parkway. Staff recommends Approval.

Staff mailed 5 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 King and seconded by Commissioner Garcia to recommend approval.

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

NAY: None

THE MOTION CARRIED

- Item 9 ZONING CASE # Z2016246 (Council District 4):** A request for a change in zoning from “FBZ AHOD” Form Base Zone Airport Hazard Overlay District and “MI-1” Mixed Light Industrial Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on 88.719 out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16072)

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition and no response from the Hunters Pond Village Green Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 10 ZONING CASE # Z2016247 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses not to exceed 21 units per acre on Lot 8 and 9, Block 1, NCB A-15, located at 201 Probandt Street and 430 Clay Street. Staff recommends Approval.

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

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 11 ZONING CASE # Z2016248 (Council District 6): A request for a change in zoning from "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 8, NCB 13959, located at 2142 South Callaghan Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Harvard Place East Lawn neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2016249 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 31, NCB 1334, located at 407 Blaine Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Harvard Place East Lawn neighborhood Association.

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2016251 S (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 S AHOD” Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 26, Block 13, NCB 10895, located at 211 San Juan Road. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2016255 S (Council District 9):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products Fabrication on properties located out of NCB 13847, NCB 13848, and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Lane, and Braniff Drive. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16074).

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and The Greater Harmony Neighborhood Association is not in opposition.

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COMMISSION ACTION

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

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

- Item 2** (Continued from 09/20/16) **ZONING CASE # Z2016230 (Council District 1):** A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "RM-4" Residential Mixed District, and Private Club with no cover charge or live entertainment three or more days per week on 0.289 acres out of NCB 70047, located at 102 West Josephine Street. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Tobin Hill Community Association.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Garcia for a continuance to October 18, 2016.

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

NAY: None

THE MOTION CARRIED

- Item 6** **ZONING CASE # Z2016243 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with two (2) dwelling units on Lot 30, NCB 6518, located at 430 E French Place. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Tobin Hill Community Association.

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The following citizens appeared to speak:

Susan Beavin, stated will wait for the next meeting.

Sam Aguirre, stated he is in opposition, and will wait for the next meeting.

Chad Walling, stated will wait for the next meeting.

Cody Doega, stated will wait for the next meeting.

Josh Biffle, stated will wait for the next meeting.

Diletla Galloriui, stated will wait for the next meeting.

Ben Fairbank, stated will wait for the next meeting.

Paula Bondurant, stated will wait for the next meeting.

Frederica Kushner, stated will wait for the next meeting.

George Rice, stated will wait for the next meeting.

Martin Kushner, stated will wait for the next meeting.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Garcia for a continuance to November 1, 2016.

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

NAY: None

THE MOTION CARRIED

Item 7 ZONING CASE # Z2016244 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-1A, NCB 15723, located at 14500 Judson Road. Staff recommends Approval.

Staff mailed 15 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 King and seconded by Commissioner McGhee for a continuance to October 18, 2016.

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

NAY: None

THE MOTION CARRIED

Commissioner Kamath recused himself for case Z2016252 at 1:43 pm.

- Item 15 ZONING CASE # Z2016252 S (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 4, Block 2, NCB 17550, located at 2558 Southwest Military Drive. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner King for a continuance to October 18, 2016.

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

NAY: None

THE MOTION CARRIED

Commissioner Kamath re-entered the Zoning Commission meeting.

INDIVIDUAL CONSIDERATION

Chairwoman Romero recused herself from case Z2016241 S at 1:46 pm.

- Item 4 ZONING CASE # Z2016241 S (Council District 1):** A request for a change in zoning from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "C-2 S H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Specific Use Authorization for an Extended Stay Hotel/Timeshare/Corporate Apartment on 0.3035 acres out of NCB 719, located at 716 S Presa Street. Staff recommends Approval.

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Staff mailed 36 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Lavaca Neighborhood Association.

Ashley Farrimond, representative, stated the applicant has concerns about the fences standing back to back on the side property line, and the required style of the fence.

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 Diaz-Sanchez and seconded by Commissioner Garcia to recommend Approval with the following condition:

- All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.

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

NAY: None

THE MOTION CARRIED

Chairwoman Romero re-entered the Zoning Commission meeting.

Item 13 ZONING CASE # Z2016250 (Council District 8): A request for a change in zoning from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2NA MLOD" Commercial Non-Alcoholic Sales Camp Bullis Military Lighting Overlay District on Lots 33, 34 and 35, Block 1, NCB 14741, located at 6701, 6705 and 6709 Hausman Road. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Eluterio Tenorio Jr, applicant, stated the planned project is for a one and a half (1 ½) story loft building with parking, he further stated he added the "NA" zoning to protect the property's future uses.

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 Chairwoman Romero and seconded by Commissioner Diaz-Sanchez to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Item 16 ZONING CASE # Z2016254 (Council District 2): A request for change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with two single family homes on North 98 feet of Lot 11, Block 2, NCB 1370, located at 912 Dawson Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Dignowity Hills Neighborhood Association is in opposition.

Joseph Scott Turner, applicant, stated the planned project is to rezone and re-plat the property into 2 lots to build 2 houses.

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 Head and seconded by Commissioner Greer to recommend a continuance until the October 18, 2016 Zoning Commission meeting.

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

NAY: None

THE MOTION CARRIED

Item 18 Consideration and Action on the proposed cancellation of the January 3, 2017 Zoning Commission Meeting

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 19 Consideration of the September 20, 2016 Zoning Commission Minutes

Chairwoman Romero 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 3:00 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Executive Secretary