

October 18, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 18, 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.

1:15 PM – Public Hearing

Roll Call

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

Absent: None

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

COMBINED HEARING:

- Item 2 ZONING CASE # Z2016259 (Council Districts 3 and 4):** A request for a change in zoning from "OCL" Outside City Limits to "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "RP AHOD" Resource Protection Airport Hazard Overlay District, "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RE" Residential Estate District on 421.6245 acres of land, located at multiple addresses within the South San Antonio Voluntary Annexation area. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16076)

Staff mailed 96 notices to the surrounding property owners, 0 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

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- Item 3** (Continued from 09/20/16) **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)

Staff mailed 8 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 5** (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 the Tobin Hill Neighborhood Association is not 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

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- Item 10 ZONING CASE # Z2016231 (Council District 10):** A request for a change in zoning from "C-2" Commercial District to "MPCD" Master Planned Community District on 31.0331 acres out of NCB 17365, located in the 17100 block of Bulverde Road. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 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 11 ZONING CASE # Z2016253 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 10.693 acres out of NCB 16587 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 8.214 acres out of NCB 16587, located in the 7000 block of Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16073)

Staff mailed 11 notices to the surrounding property owners, 2 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 13 ZONING CASE # Z2016258 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1 & West 25 Feet of 2; Lots 3, 4 & East

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25 Feet of 2; Lots 5, 6, and 7, Block 173, NCB 9457, located at 3505 Pleasanton Road. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 0 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 14 ZONING CASE # Z2016260 S (Council District 5): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency on Lot 13, Block 2, NCB 8963, located at 700 Division Avenue. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 1 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 # Z2016263 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay

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District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on 7.321 acres out of NCB 11156, located in the 5300 Block of Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16078)

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Villa Coronado 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 18 ZONING CASE # Z2016264 (Council District 9): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 15, 16, 17, & 18, Block 6, NCB 11970, located at 610 East Ramsey Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Crownhill Park 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 20 ZONING CASE # Z2016266 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for detached single-family residential up to 16 units per acre on 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of

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Old Corpus Christi Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16080)

Staff mailed 4 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

REQUESTED CONTINUANCES

- Item 6** (Continued from 09/20/16) **ZONING CASE # Z2016239 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses not to exceed 17 units per acre on Lot 14, NCB 863, located at 425 E. Mistletoe Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16070)

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, 1 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 McGhee for a continuance to November 15, 2016.

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

NAY: None

THE MOTION CARRIED

- Item 9** (Continued from 10/04/16) **ZONING CASE # Z2016254 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H 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.

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Staff mailed 26 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Dignowity Hills Neighborhood Association is in opposition.

The following citizens appeared to speak:

Brian Dillard, did not speak.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Greer for a continuance to November 15, 2016.

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

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2016257 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "MF-25" Low Density Multi-Family District on 15.83 acres out of NCB 10615, located at 4843 Lord Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16075)

Staff mailed 29 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Dellcrest Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Diaz-Sanchez 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

INDIVIDUAL CONSIDERATION

Item 1 ZONING CASE # Z2016270 CD S ERZD (Council District 9): A request for a change in zoning from "OCL" Outside City Limits to "MXD" Mixed Use District, "NP-15" Neighborhood Preservation District, "C-2" Commercial District, "C-3" General Commercial District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "O-1.5" Mid Rise Office District, "R-20" Residential Single-Family District,

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“R-6” Residential Single-Family District, “RE” Residential Estate District, “RP” Resource Protection District, “C-2 CD” Commercial District with Conditional Use for a Movie Theater, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for a Machine Shop, “C-2 CD” Commercial District with Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, “C-2 CD” Commercial District with Conditional Use for Motor Vehicle Sales (Full Service), “C-2 CD” Commercial District with Conditional Use for a Carwash, “C-2 CD” Commercial District with Conditional Use for Feed, Seed, and Fertilizer Sales (With Outdoor Storage Permitted), “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for a Carwash, “C-2 CD” Commercial District with Conditional Use for Motor Vehicle Sales, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for Boat and Marine – Storage (Outside Permitted), “C-2 CD” Commercial District with Conditional Use for Landscaping Materials – Sales and Storage, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for a Micro-distillery, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for Metal Products Fabrication, “C-3 CD S” General Commercial District with Conditional Use and Specific Use Authorization for Oversized Vehicle Sales, Service, or Storage and Boat and Marine Storage, “C-2 S” Commercial District with Specific Use Authorization for a Hospital, “C-2 S” Commercial District with Specific Use Authorization for a Hotel, “C-2 S” Commercial District with Specific Use Authorization for a Wireless Communication System, “C-2 S” Commercial District with Specific Use Authorization for a Golf Driving Range, “C-2 S” Commercial District with Specific Use Authorization for a Funeral Home or Undertaking Parlor and overlay Districts of “ERZD” Edwards Recharge Zone District, MLOD-1” Military Lighting Overlay District 1, and creating and assigning the “GC-3” US 281 North Gateway Corridor District, as applicable, located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) of San Antonio’s Extraterritorial Jurisdiction (ETJ), generally located approximately 1,000 feet along US 281 North right-of-way, beginning approximately at the City limits of San Antonio south of Marshall Road and Northwind Blvd in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)

Staff mailed 683 notices to the surrounding property owners, and also notified the NEISD, SAWS, and Camp Bullis.

Logan Sparrow, City of San Antonio, Senior Planner, presented the case information to the Zoning Commission. He stated staff mailed 683 notices to the surrounding property owners, and also notified the NEISD, SAWS, and Camp Bullis.

The following citizens appeared to speak:

Patrick Christensen, representative, stated he is representing Builders of a proposed Cell Tower for Comal County Property ID 17021. He requested 2,400 acres be zoned “C-1 S with Specific Use Authorization for a Wireless Communication System”

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Bebb Francis, representative for Telecom Towers LLC, requested the zoning for Property ID 270596 to be amended to "C-1 S with Specific Use Authorization for an existing 338 foot guide and tent support structure and a wireless communication system."

Rick Thompson, representative of the Country Place Neighborhood Association, located in the area of Ramblewood and 281. He requested the zoning in his area be amended to "C2-NA".

James Griffin, representative for many property owners in the area, and stated they support all of the staff recommendations.

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 Greer and seconded by Commissioner King for case Z2016270 ERZD to recommend Approval for the amended requests for property ID 270596 from "C-2 CD S" to "C-1 S with Specific Use Authorization for a Cell tower", and for Property ID 17021 from "C-2 CD S" to "C-1S with Specific Use Authorization for Cell towers" for apportion of the property.

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Greer and seconded by Commissioner King for a continuance for the following Property Id's: 266668, 266669, 266670, 266671, 266765, and 268798 to November 1, 2016.

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Greer and seconded by Commissioner King to recommend Approval for all the remaining Property Id's for case Z2016270 ERZD

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

NAY: None

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THE MOTION CARRIED

Chairwoman Romero stated item #16 Case Z2016262 would be heard next due to the need of translation services.

- Item 16 ZONING CASE # Z2016262 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on N. 50 Feet of Lots 7, 8, 9, 10 & 11, Block 11, NCB 2250, located at 323 North Zarzamora Street. Staff recommends Denial.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Antonio Oruna Dergal applicant, requested an amended request to "C-2 CD with a Conditional Use for a Car lot".

Arianne Villanueva, translated for the applicant.

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 Chairwoman Briones and seconded by Commissioner Garcia for a continuance to November 15, 2016.

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

NAY: None

THE MOTION CARRIED

- Item 4 (Continued from 09/20/16) ZONING CASE # Z2016217 (Council District 5):** 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 uses permitted in "MF-18" Limited Density Multi-Family District on E 50 feet of W 121 feet of Lot 1, and W 50 feet of E 80 feet of Lot 6, NCB A-15, located at 316 & 320 Clay Street. Staff recommends Approval.

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Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Lone Star Neighborhood Association.

David Robertson, representative, stated he is working with the Councilwoman and community to help alleviate parking issues during high traffic events in the area.

The following citizens appeared to speak:

Rudy Sandoval, concerned with parking issues.

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 Briones and seconded by Commissioner McGhee to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Item 7 (Continued from 10/04/16) **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.

Steven Heitkamp, representative, stated the requested zoning is for a project of two (2) eight (8) unit apartments.

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 King and seconded by Commissioner Rose-Gonzales to recommend Approval.

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

NAY: None

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THE MOTION CARRIED

Commissioner Kamath recused himself for case Z2016252 at 2:22 pm.

- Item 8** (Continued from 10/04/16) **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.

James McKnight, representative, stated he is available for any questions from the commissioners.

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 Garcia and seconded by Commissioner Greer to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Commissioner Kamath re-entered the Zoning Commission meeting.

- Item 15** **ZONING CASE # Z2016261 (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "R-4 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16077)

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Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition.

Chris Orem, representative, stated the planned project is for thirty-five (35) residential lots.

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 Chairwoman Romero and seconded by Commissioner Diaz-Sanchez 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 19 ZONING CASE # Z2016265 CD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "R-6 CD MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Clinic and Drugstore on Lot 25, Block 10, NCB 16968, located at 13213 George Road. Staff Recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition. The Castlewood Forest Neighborhood Association is in favor, and no response from the Hunter's Creek Neighborhood Association.

Melissa Raymond, applicant, stated the zoning request is for a health food store and an alternative health clinic. She worked out of Boerne and would like to move her business to San Antonio.

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 Chairwoman Romero and seconded by Commissioner King to recommend Approval.

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

NAY: Garcia

THE MOTION CARRIED

Item 21 Consideration of the October 4, 2016 Zoning Commission Minutes

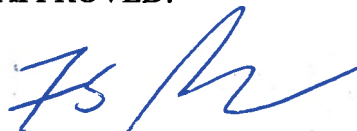
Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report:

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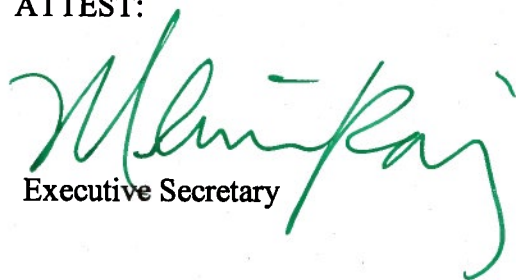
There being no further business, the meeting was adjourned at 3:00 p.m.

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Executive Secretary