

November 1, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 1, 2016**

DRAFT

The Zoning Commission of the City of San Antonio meet in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:10 PM – Public Hearing

Roll Call

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

Absent: Rose-Gonzales

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

Withdrawals and Postponements

- Item 1** **Z2016243- Withdrawn**
- Item 2** **Z2016282-Postponed**
- Item 3** **Z2016281-Withdrawn**

COMBINED HEARING:

Fred Richey, representative, amended zoning request for case Z2016261 to “R-6”.

- Item 4** **(Continued from 10/18/16) 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 the Dellcrest Neighborhood Association is in favor.

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, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

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- Item 5 (Continued from 10/18/16) 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)

Staff mailed 7 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 with amended request to "R-6".

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

NAY: None

THE MOTION CARRIED

- Item 6 ZONING CASE # Z2016268 S (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 1, Block, 1, NCB 17634, located at 11123 Military Drive. Staff recommends Approval.

Staff mailed 5 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, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

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- Item 7 ZONING CASE # Z2016269 (Council District 6):** A request for a change in zoning from "I-1 MAOZ-2 AHOD" General Industrial Military Airport Overlay Airport Hazard Overlay District and "C-3NA MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Military Airport Overlay Airport Hazard Overlay District to "L MAOZ-2 AHOD" Light Industrial Military Airport Overlay Airport Hazard Overlay District on Lot 17, Block 3, NCB 11379, located at 106 S. Callaghan Road. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no response from the Community Workers Council 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, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2016274 (Council District 2):** A request for a change in zoning from "C-2 HS NCD-9 AHOD" Commercial Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "IDZ HS NCD-9 AHOD" Infill Development Zone Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Meeting Facility on 12.643 acres out of NCB A-6, NCB A-47 and NCB 6300, located at 2222 N. Alamo Street. Staff recommends Approval.

Staff mailed 55 notices to the surrounding property owners, 5 returned in favor, and 0 returned in opposition, and no response from the Downtown Residents 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, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

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- Item 12 ZONING CASE # Z2016275 (Council District 2):** A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 12.824 acres out of NCB 13806, located at 10640 IH 35 North. Staff recommends Approval.

Staff mailed 24 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, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2016276 (Council District 1):** A request for a change in zoning from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "MF-25" Low-Density Multi-Family District on Lot 2, West 30 Feet of 3, East 70 Feet of 3, NCB 2979, located at 1619 and 1621 South Presa Street and 107 Jacobs Street. Staff recommends Approval.

Staff mailed 32 notices to the surrounding property owners, 4 returned in favor, 0 returned in opposition, and no response from the Lavaca Neighborhood Association.

The following citizens appeared to speak:

Cherise Bell, King William Neighborhood Association, passed time.

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, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

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- Item 14 ZONING CASE # Z2016278 (Council District 7):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16087)

Staff mailed 12 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, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2016279 (Council District 5):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales on 0.5022 acres out of NCB 3731, located 179 Sims Avenue. Staff recommends Approval.

Staff mailed 19 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, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

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REQUESTED CONTINUANCES

- Item 10 ZONING CASE # Z2016273 (Council District 7):** A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 13.061 acres out of NCB 11545, located in the 4800 block of Callaghan Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16085)

Staff mailed 32 notices to the surrounding property owners, 1 returned in favor, 4 returned in opposition. Ingram Hills Neighborhood Association is in opposition, and no response from the Thunderbird Hills Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner King for a continuance to December 6, 2016.

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

- Item 3 (Continued From 10/18/16) ZONING CASE # Z2016270-A CD S ERZD (Council District 9):** A request for a change in zoning from "OCL" Outside City Limits to "C-2" Commercial District and "O-1.5" Mid-Rise Office District 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, being the following Bexar County properties: 26669, 266670, 266671, 266668, 268798, and 266765. 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 updated case information to the Zoning Commission regarding the property ID recommendations for 26669, 266670, 266671, 266765, and 266668. He also stated Property ID 268798 will be postponed.

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The following citizens appeared to speak:

Rick Thompson, representative of the Country Place Neighborhood Association, requested a continuance.

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 for case Z2016270-A CD S ERZD by Commissioner Greer and seconded by Commissioner Head to recommend approval for "C-2" for the following property IDs: 26669, 266670, 266671, 266668, 268798, and 266765.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

Item 8 ZONING CASE # Z2016271 S (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing on Lots 8 and 9, Block 1, NCB 6439, located 313 and 315 Frio City Road. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16083)

Staff mailed 36 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. No responses from Collins Garden and San Juan Neighborhood Associations.

Roberto Flores applicant, requested zoning is to make the building larger for ability to store the materials inside.

Arianne Villanueva, translated for the applicant.

The following citizens appeared to speak:

John Morun, spoke in opposition.

Maria Perez, spoke in opposition.

Arianne Villanueva, translated for Maria Perez.

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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 Diaz-Sanchez for a continuance to November 15, 2016.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

Item 9 ZONING CASE # Z2016272 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-18" Limited Density Multi-Family District on Lots 8, 9, 10, 11, 27, Block 7, NCB 1440, located at 2231, 2235, 2243 E. Commerce and 128 and 132 Belmont Street. Staff recommends Denial with Alternate Recommendation.

Staff mailed 61 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and no response from the Jefferson Heights Neighborhood Association.

James Griffin, representative, requested continuance to work with the community.

The following citizens appeared to speak:

Charles English, President of the Jefferson Heights Neighborhood Association, requested continuance to work with the applicant.

Wayne Williams, concerned with the planned project of Multi-Family.

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 Head and seconded by Commissioner Greer for a continuance to November 15, 2016.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Greer, King, Garcia
NAY: None

THE MOTION CARRIED

Item 16 ZONING CASE # Z2016280 (Council District 5): A request for a change in zoning from "I-2 H RIO-4 AHOD" Heavy Industrial Mission Historic River Improvement Overlay Airport Hazard Overlay District and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-40" Multi-Family District, Bar, Beer Garden, Micro- Brewery, and Hotel to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses not to exceed 150 units per acre, Bar with and without cover charge, Nightclub with and without cover charge, Parking Garage, Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment with and without cover charge, Indoor Theater, Townhomes, Coffee Roasting, Bowling Alley, Performing Arts Center, Digital Display Monitor, Skating Rink - ice or roller skating, School - Private University or College, Food Service Establishment with cover charge 3 or more days per week, Beer Garden, Massage Parlor, Reception Hall/Meeting Facilities, Studio - Sound and Recording, Storage - outside, Outdoor Market/Farmers Market, Convenience Store with Gas and Carwash, Microbrewery, Hotel, and Hotel taller than 35 feet on Lot 24 and 21.575 acres out of NCB A-17, located in the 400 Block of Lonestar Boulevard. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition. The Lavaca Neighborhood Association is in favor, and no response from the Roosevelt Park Neighborhood Association.

Jennifer Greer, representative, presented and explained the planned project for the Lone Star Brewery District.

The following citizens appeared to speak:

Cherise Bell, Executive Director of King William Neighborhood Association, 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.

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 18 Consideration of the October 18, 2016 Zoning Commission Minutes

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

Director's Report:

- Zoning Signs
- D6 Appointee
- New Zoning Commissioner Orientation

There being no further business, the meeting was adjourned at 2:22 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Executive Secretary