

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 6, 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. **1:00 PM – Public Hearing**
2. Roll Call

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

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

Postponed:

3. **(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)

COMBINED HEARING:

4. **ZONING CASE # Z2016214 (Council District 2):** A request for a change in zoning from “R-6” Residential Single-Family District to “R-4” Residential Single-Family District on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16061)

Staff mailed 10 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition.

COMMISSION ACTION

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

Ayes: King, Garcia, Head, McGhee, Kamath, Gonzales, Greer, Romero
NAY: None

THE MOTION CARRIED.

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5. **ZONING CASE # Z2016216 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the N 80.8 feet of Lot 3, Block 3, NCB 2807, located at 110 Carter Street. Staff recommends Approval.

Marek Sieczynski, applicant, stated they are amending the requested zoning change from "IDZ" with uses permitted in "C-2" to "IDZ" with uses permitted in "C-1".

Staff mailed 30 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Garcia to recommend approval of the amended request from "C-2" Commercial District to "C-1" Commercial District.

Ayes: King, Garcia, Head, McGhee, Kamath, Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

6. **ZONING CASE # Z2016218 CD (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-6 CD IDZ H AHOD" Residential Single-Family Infill Development Overlay Zone Dignowity Hill Historic Airport Hazard Overlay District with Conditional Use for Professional Office on 0.169 acres out of NCB 537, located at 724 North Cherry Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, none returned in favor, and none were returned in opposition and no response from the Dignowity Hill Neighborhood Association.

COMMISSION ACTION

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

Ayes: King, Garcia, Head, McGhee, Kamath, Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

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7. **ZONING CASE # Z2016219 (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District and "MF-25" Multi-Family District to "C-3" General Commercial District on 7.595 acres out of NCB 10675, located at 3860 East IH-10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16062)

Staff mailed one notice to the surrounding property owners, none were returned in favor, and none were returned in opposition.

COMMISSION ACTION

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

Ayes: King, Garcia, Head, McGhee, Kamath, Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

8. **ZONING CASE # Z2016220 (Council District 7):** A request for a change in zoning from "DR" Development Reserve District to "C-2" Commercial District on 4.698 acres out of NCB 34470 and NCB 34471, located in the 10500 Block of Braun Road. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition.

COMMISSION ACTION

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

Ayes: King, Garcia, Head, McGhee, Kamath, Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

9. **ZONING CASE # Z2016221 (Council District 6):** A request for a change in zoning from "MF-33" Multi-Family District to "C-3" General Commercial District on 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16064)

Staff mailed 5 notices to the surrounding property owners, one was returned in favor, and none were 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: King, Garcia, Head, McGhee, Kamath, Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

INDIVIDUAL CONSIDERATION

10. **(Continued from 08/16/16) 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 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 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.

Staff mailed 24 notices to the surrounding property owners, none were returned in favor and none were returned in opposition.

Michael Escalante, SAWS, presented item and recommended approval.

Patrick Christensen, applicant, stated they are requesting a mixed use zoning so that they can accommodate retail units on the first floor, apartment units on the second and third floor, an assisted senior living facility in the eastern corner, and the garden homes proposed. He also stated he has been in contact with the nearby neighborhood association. He further stated

The following 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 Romero and seconded by Commissioner Garcia to recommend approval of all requested changes and any SAWS recommendations.

Ayes: Romero, Garcia, King Head, McGhee, Kamath, Gonzales, Greer

NAY: None

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THE MOTION CARRIED.

11. (Continued from 08/16/16) **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 23 notices to the surrounding property owners, none were returned in favor and none were returned in opposition and no response from the Highland Park Neighborhood Association.

Fernando Morales, representative, stated the owners are proposing to construct four units. He also stated the existing structure is an old church that the owners would like to construct into four apartment units. He further stated the improvements to the old church would be internal and the owners are proposing to preserve the original character of the building. The only visual change would be the improvement of the parking area.

The following citizens appeared to speak:

Laura Argulto, citizen, spoke in favor of the multi-family unit.

Richard Medellin, citizen, expressed his concerns with the misuse of the conditional use of four dwelling units zoning.

Tom Metzler, citizen, spoke in opposition.

Beverly, citizen, waived her time.

Nicole Sanchez, citizen, 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.

COMMISSION ACTION

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

Ayes: McGhee, King, Head, Kamath, Gonzales, Greer, Garcia, Romero

NAY: None

THE MOTION CARRIED.

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16. **ZONING CASE # Z2016212 (Council District 5):** A request for a change in zoning from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65", "C-2", and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; and to remove the Historic Significant designation on 4.901 acres out of NCB 2563 and NCB 2567, located at 1334 South Flores Street and 205-223 East Cevallos Street. Staff recommends Denial with Alternate Recommendation.

Staff mailed 35 notices to the surrounding property owners, one was returned in favor, and none were returned in opposition and no response from the Lone Star Neighborhood Association.

Ken Brown, representative, stated he is not seeking to remove the Historic Significant designation of the small portion of the property with historic designation. He also stated the commercial portion is being limited to 14,208 feet and the office to 10,149 square feet. He further stated he is requesting approval for the amended zoning change as requested.

The following citizens appeared to speak:

Danny Zimmerman, citizen, stated he is in support with the proposed zoning change.

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 King to recommend approval the applicant's amended request.

Ayes: Garcia, King, Head, McGhee, Kamath, Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

17. **ZONING CASE # Z2016215 (Council District 3):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.757 acres out of NCB 8205, located in the 300 Block of SW Military Drive. Staff recommends Approval.

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Staff mailed 13 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition.

Sergio Bravo, applicant, stated they are proposing to construct a funeral home on the property. He also stated he will provide a dining room for the guests in which wine would be allowed to be consumed.

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 McGhee and seconded by Commissioner Garcia to recommend approval.

Ayes: McGhee, Garcia, Head, Kamath, Gonzales, Greer, King Romero

NAY: None

THE MOTION CARRIED.

18. **ZONING CASE # Z2016223 S (Council District 7):** A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Multi-Family Dwelling of 25 units per acre to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 35, Block 2, NCB 8416, located in the 2600 Block of Fredericksburg Road. Staff recommends Approval with Conditions.

Staff mailed 14 notices to the surrounding property owners, none were returned in favor, and 4 were returned in opposition and the Monticello Neighborhood Association is in opposition.

Mark Granados, applicant, stated there is a self-serve car wash within the area that they currently own and will go away in the future. The future proposed construction will include a self-serve and automatic carwash along with some commercial business and will be well lit. He also stated the property has a limited amount of development use because part of the property that is being acquired is the parking lot for Primrose. This would not allow for a landscape buffer because the access to the car wash would be cut off which would have be maintained for Primrose. He further stated

The following citizens appeared to speak:

Elia Reyna, citizen, waived her time.

Andrea Garza, citizen, waved her time.

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Tom Simmons, citizen, waived his time.

Bianca Maldonado, President of the Monticello Neighborhood Association, expressed her concerns and opposition with the proposed carwash.

Richard Acosta, President of Los Angeles Heights Neighborhood Association, expressed his concerns with the type of customers the carwash would attract.

Barbara Witte-Howell, citizen, express her opposition to the development of the carwash.

Marie Cooper, citizen, expressed her concerns with the proposed development of the carwash.

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 Rose-Gonzales and seconded by Commissioner McGhee to recommend denial.

Ayes: Rose-Gonzales, McGhee, Head, Romero

NAY: Kamath, Greer, Garcia, King

THE MOTION FAILS.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner King to reconsider the item.

Ayes: Garcia, King, Head, Kamath, Greer

NAY: McGhee, Rose-Gonzales, Romero

THE MOTION FAILS.

19. Director's Report:

20. Consideration of the August 16, 2016 Zoning Commission Minutes.

August 16, 2016 minutes were approved with all members voting in the affirmative.

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21. There being no further business, the meeting was adjourned at 3:32 p.m.

APPROVED:

A handwritten signature in black ink, appearing to be 'Fr' followed by a stylized 'R'.

Dr. Francine Romero, Chairman

ATTEST:

A handwritten signature in green ink, appearing to be 'Mina Ray'.

Executive Secretary