

September 20, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 20, 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, Briones, Diaz-Sanchez, McGhee, Greer, Head, Kamath, Rose Gonzales, Garcia

Absent: None

Ramon Javior, World-Wide Languages, translator was present.

Postponed/Withdrawn/Pulled

- 3. 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.

COMBINED HEARING:

- 4. ZONING CASE # Z2016224 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay on a 0.45 acre out of NCB 10938 and a 0.51 acre out of NCB 10938, located at 712 and 734 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16065).

Staff mailed 21 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition and no response from the Highland Hills Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

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THE MOTION CARRIED.

5. **ZONING CASE # Z2016225 CD (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Stone Curing, Monument Manufacturing on Lot 10, Block 1, NCB 6439, located at 317 Frio City Road. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition and no response from San Juan Gardens and Collins Gardens Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED.

6. **ZONING CASE # Z2016226 S (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 2E, NCB 10746, located at 231 Boulder Avenue. Staff recommends Approval.

Staff mailed 11 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, Briones, Diaz-Sanchez, Head, McGhee, Kamath, Rose Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

7. **ZONING CASE # Z2016227 CD (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use Motor Vehicle Sales (Full

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Service) on 0.580 acres out of NCB 8736, located at 552 New Laredo Highway. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, two were returned in favor, and none were returned in opposition and no response from the Quintana Community Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED.

8. **ZONING CASE # Z2016228 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on North 120 Feet of Lots 19 and 20, Block 44, NCB 9467, located at 1500 Escalon Avenue. Staff recommends Approval.

Staff mailed 25 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, Briones, Diaz-Sanchez, Head, McGhee, Kamath, Rose Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

9. **ZONING CASE # Z2016229 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 10.17 acres out of NCB 17996, located at 2919 FM 1516 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16066)

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

NAY: None

THE MOTION CARRIED.

10. **ZONING CASE # Z2016233 CD (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Human Services Campus on 2.839 acres out of NCB 17102, located at 4630 Hamilton Wolfe Road. Staff recommends Approval.

Staff mailed 7 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, Briones, Diaz-Sanchez, Head, McGhee, Kamath, Rose Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

11. **ZONING CASE # Z2016234 S (Council District 5):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 14 thru 18, Block 57, NCB 7960, located on 817 Milvid Avenue. Staff recommends Approval.

Staff mailed 36 notices to the surrounding property owners, one was returned in favor, and none were returned in opposition and no response from the Tierra Linda Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED.

12. **ZONING CASE # Z2016235 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 5, Block 12, NCB 18102 and Lot 1, Block 13, NCB 18103, located at the intersection of Crystal Run and Wurzbach Road. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, two 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, Briones, Diaz-Sanchez, Head, McGhee, Kamath, Rose Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

13. **ZONING CASE # Z2016236 (Council District 7):** A request for a change in zoning from "C-2" Commercial District to "R-6" Residential Single-Family District on 6.58 acres out of NCB 18313, located in the 7400 Block of Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16068)

Staff mailed 59 notices to the surrounding property owners, two 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, Briones, Diaz-Sanchez, Head, McGhee, Kamath, Rose Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

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14. **ZONING CASE # Z2016238 (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 uses permitted in “C-2” Commercial District on W 38.34 feet of Lot 2, Block 15A, NCB 576, located at 1506 E. Houston Street. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, none were 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, Briones, Diaz-Sanchez, Head, McGhee, Kamath, Rose Gonzales, Greer, Romero

NAY: None

THE MOTION CARRIED.

15. **ZONING CASE # Z2016240 (Council District 7):** A request for a change in zoning from “RM-4 S AHOD” Residential Mixed Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Baseball Park to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with single-family detached uses, not to exceed 5 units per acre on 2.13 acres out of NCB 10440, located at 2659 Eisenhower Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16071)

Staff mailed 15 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition and no response from the Oak Park Northwood and Terrell Heights Neighborhood Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED.

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INDIVIDUAL CONSIDERATION

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.

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 King to recommend a continuance until the October 4, 2016 Zoning Commission meeting.

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

NAY: None

THE MOTION CARRIED.

17. **ZONING CASE # Z2016237 S (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial District with Specific Use Authorization 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 Denial. (Associated Plan Amendment 16069)

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 King to recommend a continuance until the October 4, 2016 Zoning Commission meeting.

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

NAY: None

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THE MOTION CARRIED.

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

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 McGhee to recommend a continuance until the October 18, 2016 Zoning Commission meeting.

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

NAY: None

THE MOTION CARRIED.

19. **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)

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 McGhee to recommend a continuance until the October 18, 2016 Zoning Commission meeting.

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

NAY: None

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20. **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 180 feet of Lot 6, NCB A-15, located at 316 & 320 Clay Street. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, none were returned in favor, and none were returned in opposition.

David Robertson, applicant, stated he is planning a future development which would include 2 car garages. He also stated they are proposing two additional parking spaces for guests. He further stated he is in agreement with a continuance until the October 18, 2016 Zoning Commission meeting.

The following citizens appeared to speak:

Rudy Sandoval, citizen, expressed his concerns with parking.

Rodney Eckerd, citizen, expressed his concerns with the notification process.

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 Diaz-Sanchez to recommend a continuance until the October 18, 2016 Zoning Commission meeting.

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

NAY: None

THE MOTION CARRIED.

21. **ZONING CASE # Z2016232 (Council District 7):** A request for a change in zoning from “C-3” General Commercial District to “R-4” Residential Single-Family District on 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16067)

Staff mailed 34 notices to the surrounding property owners, two were returned in favor, and none were returned in opposition.

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Chad Johannesen, applicant, stated they are planning to construct 35 residential homes. He also stated there is a drainage easement. He further stated their design will have a drainage detention.

The following citizens appeared to speak:

Lerue Hinton, citizen, expressed his concerns with drainage and wildlife.

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.

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

NAY: None

THE MOTION CARRIED.

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

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

23. Director's Report:

24. There being no further business, the meeting was adjourned at 2:06 p.m.

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APPROVED:



Dr. Francine Romero, Chairman

ATTEST:



Executive Secretary