

January 17, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
January 17, 2017**

DRAFT

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

1:05 PM – Public Hearing

Roll Call

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

Absent: None

Olga Olivaldez, World-Wide Languages, translator was present.

Postponed/Withdrawn

Item # 1	Z2017041	Withdrawn
Item # 2	Z2016283 ERZD	Postponed
Item # 3	Z2017040	Postponed
Item # 4	Z2017044 CD	Postponed
Item # 8	Z2017022	Withdrawn
Item # 15	Z2017035	Postponed

COMBINED HEARING:

Item 9 ZONING CASE # Z2017003 CD (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Reception Hall on 1.016 acres out of NCB 15862, located at 11203 Perrin Beitel Road. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Hills of Park North Neighborhood Association.

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, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 11 ZONING CASE # Z2017028 (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-2" Commercial District and Auto and Light Truck Repair on Lot 41, Block 8, NCB 8508, located at 2008 West Southcross Boulevard. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Quitana Community Neighborhood Association.

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, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2017030 CD (Council District 8):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for a Food Service Establishment on 3.693 acres out of Lot 25, NCB 13662, located at 8308 Fredericksburg Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17010)

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

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, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 16 ZONING CASE # Z2017036 (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-5" Residential Single-Family District, "C-2" Commercial District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3" General Commercial District on 6.86 acres out of NCB 13663, located in the 8500 Block of Fredericksburg Road at Hamilton Wolfe. Staff recommends Approval.

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 Briones and seconded by Commissioner Garcia to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2017038 (Council District 5):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family not to exceed 70 units per acre on 0.429 acres out of NCB 2986, located at 1915 South Presa Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17012)

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Lavaca and Roosevelt Park Neighborhood Associations.

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, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 21 ZONING CASE # Z2017045 CD (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 12, Block 1, NCB 9665, located at 3102 West Avenue. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No response from the North Central Neighborhood Association and the Greater Dellview Neighborhood Association is in favor.

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, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 22 ZONING CASE # Z2017046 S (Council District 1):** A request for a change in zoning from "FBZD T4-1 AHOD" Form Based Zone Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Based Zone Airport Hazard Overlay District with Specific Use Authorization for a Noncommercial Parking Lot on Lot A-7, Block 20, NCB 822, located at 616 Camden Street. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Downtown Residents Association.

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, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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REQUESTED CONTINUANCES

Chairwoman Romero requested Item # 19 Z2017039 be first on the Requested Continuance Agenda.

- Item 19 ZONING CASE # Z2017039 (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 "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for Four Single-Family Homes on the North 92.5 feet of Lots 13 and 14, Block 2, NCB 529, located at 909 North Hackberry Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

Rachel Trimble, applicant, requested a continuance to February 21, 2017.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hill Neighborhood Association representative, stated the Neighborhood Association would like to continue working together for an agreement.

Oscar Felan, spoke in opposition.

Cullen Jones, spoke in agreement for a continuance.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner McGhee for a continuance to February 21, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 7 (Continued from 12/20/16) ZONING CASE # Z2017018 S (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Shipping Container Storage on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff recommends Denial. (Associated Plan Amendment 17008)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition.

Jerry Arredondo, representative, requested a continuance to February 7, 2017.

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The following citizens appeared to speak:

Marcia Lehman, spoke in opposition with concerns for the property, and presented a petition with signatures in opposition to the Zoning Commission.

William B. Travis, spoke in favor with the conditions of an agreement with the applicant.

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Diaz-Sanchez for a continuance to February 7, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

Item 5 ZONING CASE # Z2017010 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on 1.103 acres out of NCB 19219, located at 20118 Stone Oak Parkway. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Ridge at Stone Oak Owners Association is in favor.

Patrick Christensen, representative, requested specific use for a potential car wash business with the hours of operation 8 a.m. to 6 p.m., and stated the applicant has worked with the surrounding community.

Mike Barr, SAW Representative, presented SAWS recommendation of 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

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A motion was made by Commissioner Greer and seconded by Commissioner Garcia to recommend Approval with all SAWS recommendations.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: Diaz-Sanchez

THE MOTION CARRIED

Item 6 (Continued from 12/06/16) 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 34 notices to the surrounding property owners, 8 returned in favor, and 7 returned in opposition. The Ingram Hills Neighborhood Association is in opposition and no response from the Thunderbird Neighborhood Association.

Ken Brown, representative, explained the planned project of multi-family housing, and stated the applicant worked with the surrounding community.

The following citizens appeared to speak:

Mike Phillips, President of the Ingram Hills Neighborhood Association, spoke stating that the association had met with and worked with the applicant and could not support the request as it was inconsistent with the plan but would not oppose the project.

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 Garcia to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 10 ZONING CASE # Z2017027 (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

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Overlay District for two duplexes on Lot 11, Block 2, NCB 1370, located at 912 Dawson Street and 101 Florence Street. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is in opposition.

Joseph Turner, applicant, stated his planned project is for multi-family with two (2) duplexes on the property.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hill Neighborhood Association representative, stated the Neighborhood Association would like to continue working together for an agreement.

Oscar Felan, spoke with concern for the planned project.

Cullen Jones, spoke with concern for the planned project.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Greer for a continuance to February 7, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2017029 (Council District 2): A request for a change in zoning from "R-6 EP-1" Residential Single-Family Facility Parking/Traffic Control District to "IDZ EP-1" Infill Development Zone Facility Parking/Traffic Control District for an Urban Farm on 4.111 acres out of NCB 1467, 1468, 1476, and 1477, located at 400 Garcia Street. Staff recommends Approval.

Staff mailed 40 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Coliseum Oaks Neighborhood Association.

Arrie Porter, representative, explained the planned project is for an urban farm/community garden. The project will provide fresh fruit and vegetables to the surrounding community.

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 Commissioner Head and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 14 ZONING CASE # Z2017031 (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 for a Duplex on 0.082 acres out of NCB 1716, located at 640 East Evergreen Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17011)

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and Tobin Hill Neighborhood Association is in favor.

Enrique Lavintman, representative, stated the property was purchase as a duplex, and would like to have the correct zoning to keep the duplex as it stands.

The following citizens appeared to speak:

Jose Alfaro, spoke in concern for the rezoning.

Ben Fairbank, Tobin Hill Community Association Zoning Chair, 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 Diaz-Sanchez and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Commissioner Briones left the Zoning Commission meeting at 2:56 p.m.

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- Item 17 ZONING CASE # Z2017037 CD (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility for up to 12 Residents on Lot 41, Block 26, NCB 15105, located at 12119 San Miguel Street. Staff recommends Denial.

Staff mailed 37 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Citizens on Alert Association.

Joyce Kyle, representative, stated the zoning request is to keep the assistant living facility in compliance and operating.

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

The Zoning Commissioners discussed and commented on the case options.

A motion was made by Commissioner Nix and seconded by Commissioner Greer to recommend Denial.

AYES: McGhee, Kamath, Rosalez, Greer, Nix, Garcia

NAY: Romero, Diaz-Sanchez, Head, Rose-Gonzales,

THE MOTION CARRIED AS DENIAL

- Item 20 ZONING CASE # Z2017043 (Council District 2):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 17.266 acres out of NCB 10597, located in the 5300 Block of Dietrich Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17017)

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

James McKnight, representative, stated the zoning request of Industrial will fit into the area which consists of current light industrial businesses.

The following citizens appeared to speak:

Roger Osborne, spoke in concern of the major manufactures in the area.

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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 Commissioner Head and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 23 Consideration of the December 20, 2016 Zoning Commission Minutes

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

Director's Report:

- Zoning and Permit process for utilities

There being no further business, the meeting was adjourned at 4:10 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director