

February 21, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 21, 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, Rosalez, Rose-Gonzales, Greer, Nix,

Absent: Briones, Garcia

Leticia Smith, SEFLA Languages, translator was present.

COMBINED HEARING:

Item 12 ZONING CASE # Z2017052 CD (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Truck Repair and Maintenance on Lot 51, Block 4, NCB 14062, located at 9800 Perrin Beitel Road. Staff recommends Approval with Conditions.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to recommend Approval with the following conditions:

1. Solid screen fence along the east property line.
2. Use of metal building materials shall not exceed 25% of the building façade facing Perrin Beitel Road.
3. No outdoor repair of vehicles.

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

NAY: None

THE MOTION CARRIED

February 21, 2017

- Item 13 ZONING CASE # Z2017053 CD (Council District 2):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for 4 dwelling units on Lot 8, Block 1, NCB 12831, located at 601 Coleman Street. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Government Hill Alliance Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to recommend Approval.

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

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2017055 (Council District 1):** A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lot 4 and W 16.67 FT OF 5 and N 10.08 FT of Alley, Block 25, NCB 1833; Lot 3 and N 10.850 FT of Alley, Block 25, NCB 1833, located at 424 West Magnolia Avenue and 430 West Magnolia Avenue. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Alta Vista Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to recommend Approval.

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

NAY: None

THE MOTION CARRIED

February 21, 2017

- Item 16 ZONING CASE # Z2017056 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on the South 109.6 Feet of Lot 2, Block 3, NCB 2819, located at 2907 West Martin Street. Staff recommends Approval.

Staff mailed 41 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to recommend Approval.

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

NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2017057 S (Council District 3):** 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 Carwash on Lot 28, Block 338, NCB 9431, located at 3319 Pleasanton Road. Staff recommends Approval.

Staff mailed 36 notices to the surrounding property owners, 1 returned in favor, and 3 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to recommend Approval.

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

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2017058 CD (Council District 7):** A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted on Lot P-5B, P-5G, and P-5H, NCB 16051, located in the 8200 Block of West Loop 1604 North. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

February 21, 2017

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Rose-Gonzales to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Postponed/Withdrawn

Item # 1 **Z207060** Withdrawn

Item # 5 **Z2016033 S ERZD** Postponed

REQUESTED CONTINUANCES

Item 19 ZONING CASE # Z2017059 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District on Lots 3 and 4, Block 2, NCB 17637, located at 10558 and 10548 Mountain View Drive. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

James Griffin, representative, requested a continuance to March 7, 2017.

The following citizens appeared to speak:

Rebecca Flores Perez, Vice-President of Mountainview Acres Neighborhood Coalition, spoke in opposition of the project and hoped for a continuance.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Rose-Gonzales for a continuance to March 7, 2017.

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

NAY: None

THE MOTION CARRIED

February 21, 2017

INDIVIDUAL CONSIDERATION

Commissioner Head exited the Zoning Commission at 1:20pm.

- Item 9 ZONING CASE # Z2017061 H (Council District 1):** A request for a change in zoning to apply the Tobin Hill North Historic District “H” to existing “C-2 AHOD” Commercial Airport Hazard Overlay District; “O-2 AHOD” High-Rise Office Airport Hazard Overlay District, “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on 13.75 acres of land on multiple properties located in the 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald Street, the 200 Block of Valentino Place, the 200 Block of Carleton Street, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court. Staff recommends Approval.

Staff mailed 120 notices to the surrounding property owners, 10 returned in favor, 8 returned in opposition, and the Tobin Hill Community Association is in favor.

Jenny Hay, COSA Office of Historic Preservation, requested a continuance to March 21, 2017 to continue to inform the public.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Association, passed.

Rick Schell, passed.

Edward Valdespino, passed.

Albert Arias, spoke in favor.

Andrew Rodriguez, spoke in favor.

Apolonio Trejo, spoke in favor.

Lynn Swanson, passed.

David Honkala, passed.

Nancy Gill, passed.

Carmela Vazquez, passed

Maria Espinoza, spoke in opposition.

Jose Trevino, passed.

Frank Jimenez, passed.

February 21, 2017

Maria Zebouni, concerned with inconsistencies on how the way the signatures for Historic Designation were obtained, and questions regarding the "NCD."

Deborah Racazzi, spoke in opposition.

Frederica Kushner, spoke in favor.

Charles Turner, passed

Kyle Brusveen, passed

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner McGhee for a continuance to March 21, 2017.

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

NAY: None

THE MOTION CARRIED

Commissioner Head re-entered the Zoning Commission at 1:35pm.

Item 2 (Continued from 02/07/17) 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)

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, and 14 returned in opposition.

Mike Barr, SAW Representative, presented SAWS recommendation of Approval.

Rob Killen, representative, explained the planned project will be apartments, and stated he has worked with the surrounding communities for mutual agreements and support.

February 21, 2017

The following citizens appeared to speak:

Michael Parker, Winchester Hills Homeowner Association representative, stated the NA has worked with the representative and property owner for mutual agreements on the planned 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 Greer and seconded by Commissioner McGhee to recommend Approval with all SAWS recommendations.

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

NAY: None

THE MOTION CARRIED

Commissioner Rose-Gonzales exited the Zoning Commission at 1:43pm.

Item 4 ZONING CASE # Z2017023 ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD-1 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.599 acres out of NCB 16600, located at 15698 Chase Hill Boulevard. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Mike Escalante, SAW Representative, presented SAWS recommendation of Approval.

Alvin Peters, representative, explained the surrounding area of the subject property and stated the planned project is for apartments that will target UTSA students.

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.

February 21, 2017

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Commissioner Rose-Gonzales re-entered the Zoning Commission at 1:47pm.

Commissioner McGhee exited the Zoning Commission at 1:48pm.

Item 6 ZONING CASE # Z2017034 CD S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Animal and Pet Services (Outdoor) on 0.50 acres out of NCB 15671, located at 18965 Redland Road. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Mike Escalante, SAW Representative, presented SAWS recommendation of Approval.

Frederick Cain, representative, stated the planned project is for a dog daycare and boarding facility. The representative stated the dogs will not be housed outside overnight.

No citizens appeared to speak.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Commissioner McGhee re-entered the Zoning Commission at 1:50pm.

February 21, 2017

Item 3 ZONING CASE # Z2016283 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District and "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District to "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road, generally located at the Northeast corner of Blanco Road and Wilderness Oak. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16084)

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition within 200 feet,

Mike Barr, SAW Representative, presented SAWS recommendation of Approval.

Rob Killen, representative, explained the background and current zoning on the subject property to the Zoning Commission. The representative stated the proposed zoning, and explained the planned project of multi-family apartments with all the requirements that would follow into development. The representative also indicated he has been working with the community for mutual agreements, and plans for the future traffic issues.

Amy Avery, traffic engineer, stated a TIA Study was performed to help address traffic concerns.

The following citizens appeared to speak:

Scott Horsley, spoke in opposition, and presented videos of congested traffic to the Planning Commission.

Emily Wang, yielded minutes to Scott Horsley.

Elaine Hsieh, yielded minutes to Scott Horsley.

Kyle Kennedy, spoke in opposition regarding traffic issues.

Edgar Salinas, spoke in opposition.

Ryan Sweeney, President of the Promontory Pointe Homeowners Association, spoke in favor and stated the representative has worked with the surrounding neighborhood associations for agreements. Mr. Sweeney also indicated the traffic is a huge concern for all the property owners, but the HOA is not opposed.

Angel Gonzalez, traffic engineer, spoke in opposition and stated there are major traffic issues with many accidents.

Sascha Vander, yielded minutes to Angel Gonzalez.

February 21, 2017

Mike Moody, spoke in opposition.

Melissa Albert, yielded minutes to Mike Moody.

Ralph Neff, spoke in opposition and presented a letter from the principal of the Rolling Hills Catholic High School & Antonian Middle School in opposition.

Laura McDaniel, spoke in opposition regarding traffic issues.

Angi Lockwood, yielded minutes to Laura McDaniel.

Megan Johnson, spoke in opposition.

The Zoning Commissioners discussed and asked questions regarding the zoning request.

Rob Killen, representative, presented a TIA study which was previously submitted.

Christina De la Cruz, COSA Transportation & Capital Improvements Traffic Engineer, addressed the questions and concerns regarding the TIA study and the traffic issues discussed.

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 Rose-Gonzales to recommend Approval with SAWS recommendations.

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

THE MOTION CARRIED

Item 10 ZONING CASE # Z2017050 (Council District 1): A request for a change in zoning from "RM-4 HS NCD-5 AHOD" Residential Mixed Historic Significant Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ HS NCD- 5 AHOD" Infill Development Zone Historic Significant Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for Four Single-Family Dwellings on Lot 20, 21, 22, and 23, Block 35, NCB 1827, located at 715 Grant Avenue. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Beacon Hill Neighborhood Association.

February 21, 2017

Michael Perez, representative, requested the rezoning for four (4) single family homes on the subject property.

The following citizens appeared to speak:

Cynthia Spielman, Beacon Hill Alliance Neighborhood Association, spoke in favor.

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, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Item 7 (Continued from 01/17/17) 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 9 returned in opposition.

Jerry Arredondo, representative, stated he worked with the community and requested to amend the zoning to "C-2 CD AHOD" with outside storage and display of tires to include 5 shipping containers, and also stated the applicant agreed with the presented conditions.

The following citizens appeared to speak:

Cynthia Kerr, Partner at LETJ Unlimited, spoke in favor of the request with the proposed conditions.

Zoning Commissioners discussed and commented on the applicable conditions for the case.

February 21, 2017

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Greer to recommend Approval of the Amended request of "C-2 CD AHOD" with outside storage and display of tires to include 5 shipping containers, and with the following conditions:

- The shipping containers will be located at the rear building behind the existing solid fence.
- The shipping containers will not be stacked on top of each other and will be screened properly assuring the containers will not be visible from the street or the neighborhood.
- All graffiti on the Martinez property must be removed in a timely manner.
- All 18 wheelers must be removed from the Martinez property.

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

NAY: None

THE MOTION CARRIED

Item 8 (Continued from 1/17/17) 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, 1 returned in favor, 1 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

Rachel Trimble, applicant, stated she has worked with the community and is amending the zoning request for only three (3) units.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hill NA representative, spoke in favor.

February 21, 2017

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner McGhee to recommend Approval of the amended request to three (3) units.

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

NAY: None

THE MOTION CARRIED

Item 11 ZONING CASE # Z2017051 S (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Foster Group Home on Lot 21, Block 39, NCB 15910, located at 823 South Ellison Drive. Staff recommends Denial.

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and the Heritage Neighborhood Association is in opposition.

Applicant not present.

Staff stated the applicant potentially would withdraw the application, however nothing in writing for a withdrawal has been received.

The following citizens appeared to speak:

Sharon Wood, spoke in opposition regarding personal safety.

The Zoning Commissioners discussed and asked questions regarding the zoning request.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Rose-Gonzales to recommend Denial.

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

NAY: Diaz-Sanchez, Nix

THE MOTION CARRIED AS DENIAL

February 21, 2017

Item 14 ZONING CASE # Z2017054 (Council District 8): A request for a change in zoning from "R-20 GC-1 MLOD-1 MSAO-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 GC-1 MLOD-1 MSAO-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "C-2 MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 2.537 acres out of NCB 35733, located at 7003 Heuermann Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Buck Benson, representative, stated the planned project is for mini-storage units also referred to as condo storage units.

No citizens appeared to speak.

The Zoning Commissioners discussed and asked questions regarding the zoning request.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Head to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix
NAY: None

THE MOTION CARRIED

Item 20 Consideration of the February 7, 2017 Zoning Commission Minutes

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

Director's Report:

- Financial Disclosure Reports
- Lunch Work Session for March 21, 2017

There being no further business, the meeting was adjourned at 4:43 p.m.

February 21, 2017

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director