

March 7, 2017

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
March 7, 2017**

**DRAFT**

The Zoning Commission of the City of San Antonio meets in the 1<sup>st</sup> 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, Garcia

**Absent:** Briones

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

**COMBINED HEARING:**

- Item 4 ZONING CASE # Z2017062 (Council District 2):** A request for a change in zoning from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control District to "C-2 EP-1" Commercial Facility Parking/Traffic Control District on Lots 1-16, Block 9, NCB 1206, located at 601 Runnels Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17019)

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association.

**The following citizens appeared to speak:**

Larry Forbrich, spoke with concerns for parking.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

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- Item 5      ZONING CASE # Z2017063 (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-2P" Commercial Pedestrian District on 0.37 acres out of NCB 2986, located in the 100 Block of Groveton. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 6      ZONING CASE # Z2017064 (Council District 5):** 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-1" Light Commercial District and a Duplex on 0.121 acres out of NCB 2874, located at 2217 South Flores Street. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Collins Gardens and Lone Star Neighborhood Associations.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

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- Item 9 ZONING CASE # Z2017068 (Council District 6):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.92 acres out of NCB 8992, located at 2319 Castroville Road. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 10 ZONING CASE # Z2017069 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 0.11 acres out of NCB 1756, located at 733 East Park Avenue. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 2 returned in favor, 1 returned in opposition, and the Tobin Hill Community Association is in favor.

#### **The following citizens appeared to speak:**

Ben Fairbank, Tobin Hill Community Association, spoke in favor.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

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- Item 11 ZONING CASE # Z2017071 (Council District 1):** 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 to allow Single-Family uses not to exceed 20 units per acre on the South 50 feet of the West 111 feet of Lot 38, Block 2, NCB 3099 and the South 30 feet of the East 39 feet of Lot 38, Block 2, NCB 3099, located at 2300 McCullough Avenue. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Monte Vista Neighborhood Association.

**The following citizens appeared to speak:**

Ben Fairbank, Tobin Hill Community Association, spoke in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 12 ZONING CASE # Z2017072 (Council District 10):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.99 acres out of Tract F, NCB 12117, located at 2953 East Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17023)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

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- Item 13 ZONING CASE # Z2017073 (Council District 8):** A request for a change in zoning from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-3 MLOD-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 13.949 acres out of NCB 15825, located in the 15300 block of Vance Jackson Road and the 5400 block of Presidio Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17024)

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 Garcia and seconded by Commissioner Greer to recommend Approval.

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

**NAY: None**

### **THE MOTION CARRIED**

### **Postponed/Withdrawn**

Item # 1 **Z2017067** Postponed

Larry Forbrich, spoke with concern in regards to the address.

Maria De La Garza, President of the Hein Orchard NA, spoke in opposition, and presented a petition with 15 signatures in opposition from the surrounding neighbors.

### **INDIVIDUAL CONSIDERATION**

**Commissioner Greer recused himself from case Z2017033 S ERZD at 1:20 pm.**

- Item 3 ZONING CASE # Z2017033 S 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 to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Hotel on Lot P-5A, P-8A, P-10, P-11, NCB 15671, located in the 2800 Block of North Loop 1604 East. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 6 returned in favor, and 14 returned in opposition. Staff received two (2) petitions with a total of 349 signatures in opposition.

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Rob Killen, representative, stated the planned project is for a Wood Spring Suites Hotel. The representative stated the area is suitable for a hotel development and presented a map of the surrounding area with the proposed specifications. The representative also stated he has met with the surrounding community to reach agreements, however the neighborhood is in a strong opposition.

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

**The following citizens appeared to speak:**

Roger Martinez, spoke in opposition regarding the surrounding residential area.

Roger Grotzinger, spoke in opposition and stated hotels bring prostitution and drugs to the area.

Sandy Perry, spoke in opposition, and presented police reports from other Wood Springs Suites Hotels in the San Antonio area, stating the Hotel brings in high crimes rates.

Man Efimov, spoke in opposition and stated the hotel is not appropriate for the area.

Melissa Murray, spoke in favor and presented a petition with 11 signatures in favor from the surround community that borders the property.

Henry Galvan, spoke yielded minutes to Melissa Murray.

Gary Nagel, spoke in opposition and stated the hotel is not appropriate for the area.

Steve Robling, spoke in opposition and stated the hotel is not appropriate for the area.

Marietta Hill, spoke in opposition, and presented a petition with 115 signatures in opposition from the surrounding area.

David Braunstein, spoke in opposition and stated the hotel is not appropriate for the area.

Leigh McMullian, spoke in opposition and stated the hotel is not appropriate for the area.

Commissioner questions and discussion

Chris Stevens, Operating Manager, answered the Commission questions.

Robert Copeland, Engineer, answer the commissioner questions.

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## **COMMISSION ACTION**

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

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Nix, Garcia**

**NAY: Diaz-Sanchez, Rose-Gonzales**

**RECUSED: Greer**

## **THE MOTION CARRIED**

**Commissioner Greer re-entered the Zoning Commission meeting.**

**Commissioner McGhee left the Zoning Commission meeting at 2:34**

**Item 2 (Continued from 02/21/17) 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 3 returned in opposition.

Ken Brown, representative, stated the request is for a proposed office building providing general practice medical care.

### **The following citizens appeared to speak:**

Rebecca Flores Perez, President of Mountain View Neighborhood Coalition, spoke in opposition.

Robin Lopez, to Rebecca

Gilbert Lopez, opposition.

Dave Miller, opposition

Lorena Rocha, opposition.

Robin Lopez, spoke in opposition for Maria Torres.

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 Rosalez and seconded by Commissioner Rose-Gonzales to recommend Denial.

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

## THE MOTION CARRIED AS DENIAL

**Item 7 ZONING CASE # Z2017065 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on the East 110 feet of Lots 2 and 4, Block 25, NCB 366, and the West 64 feet of Lots 2 and 4, Block 25, NCB 366, and Lot 6, Block 25, NCB 366, and Lot 8 EXC the South 15 feet of West 28 feet, Block 25, NCB 366, located at 411 and 415 Lewis Street and 302 and 312 West Evergreen Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Tobin Hill Community Association is in favor.

David Dye, representative, explained the background information on the case, and stated the requested zoning is for 27 single family town homes.

### The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Association, not in opposition.

Richard Moore, spoke in opposition to the density, but in favor of the project.

Chris Hornbak, spoke in favor.

Sarah and Dennis Robertson, letter in favor, read by representative.

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 for a continuance to March 21, 2017.

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

## THE MOTION CARRIED



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- Item 8 ZONING CASE # Z2017066 (Council District 2):** A request for a change in zoning from "R-4" Residential Single-Family District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition and no response from the Wheatley Heights Action Group Neighborhood Association.

Applicant not present.

**No citizens appeared to speak.**

### **COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Garcia to recommend Denial.

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

**NAY: None**

### **THE MOTION CARRIED**

- Item 14 Consideration of the February 21, 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 4:23 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director